



Cotswold Gardens, Downswood, Maidstone, Kent, ME15 8TB
Offers In The Region Of £450,000



A well presented, extended four bedroom, two bathroom semi-detached house with detached garage and driveways for 2 vehicles, situated within a quiet cul-de-sac in Downswood, Maidstone. The extension to the ground floor includes a principal bedroom and en-suite bathroom to the front, with a large conservatory dining area to the rear, off the kitchen. In addition there is a sitting room, dining room and office/playroom to the rear.

Upstairs comprises 3 bedrooms and a family bathroom. The rear garden is over two levels with a large patio to the lower area and lawn to the upper. In addition there is access to the garage at the top of the garden and a side gate.

Tenure: Freehold. Council Tax Band: D. EPC rating: TBC.



LOCATION:

Downswood is served by several shops and bus service to Maidstone town centre, which is some 3 miles distance. Madginford Primary School is within walking distance. Mote Park, a local beauty spot, is adjacent where fine recreational facilities are available. The adjoining village of Bearsted benefits from a selection of pubs, restaurants, leisure facilities and mainline station. Easy access to the M20 and M2 motorways. The beautiful grounds of Leeds Castle are a short drive away.

ACCOMODATION

GROUND FLOOR:


- Hall
- Cloakroom
- Lounge
- Study
- Dining Room
- Kitchen
- Conservatory
- Principle Bedroom
- En-Suite

FIRST FLOOR:

- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- EXTERNALLY**
- Driveway
- Garage
- Rear Garden

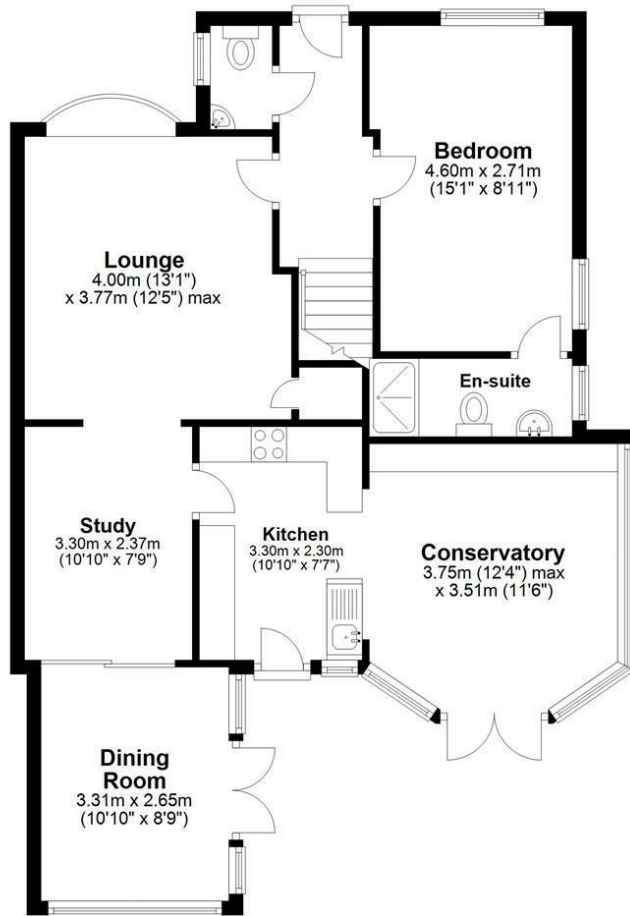
VIEWING:

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

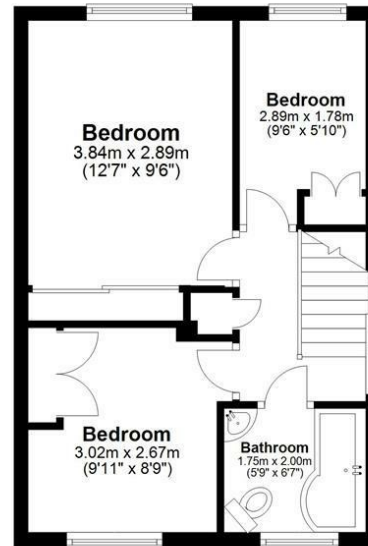
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

Ground Floor



First Floor



Total area: approx. 112.9 sq. metres (1214.8 sq. feet)

