



12 Barncroft Close Grove Green  
Maidstone  
ME14 5TJ

Guide Price £275,000 to £300,000

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Grove Green  
Maidstone  
ME14 5TJ**



## Description

Delightfully presented chain free mid-terraced house situated on the fringe of this sought after development, with its excellent selection of amenities, enjoying far reaching views to the rear over Banky Meadow.

The property has the added benefit of gas fired central heating by radiators, UPVC framed double glazed windows and is being sold with no forward chain.

## Location

Situated on the fringe of this sought after development with it's excellent selection of local amenities including Tesco super store, chemist, post office, medical centre and sought after infant and junior schools St Johns. The nearby village of Bearsted has a mainline railway station connected to London on the Victoria Line. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities and a wider selection of schools for older children. Mote Park is within a quarter of a mile and has 450 acres, boating lake, leisure centre and swimming pool.

## Council Tax Band

C

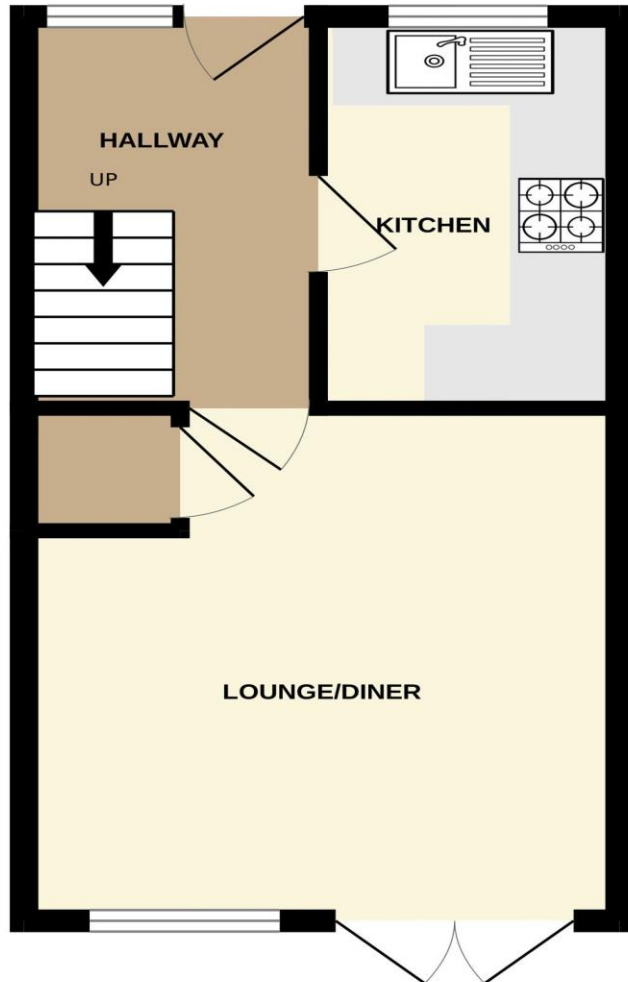
## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**

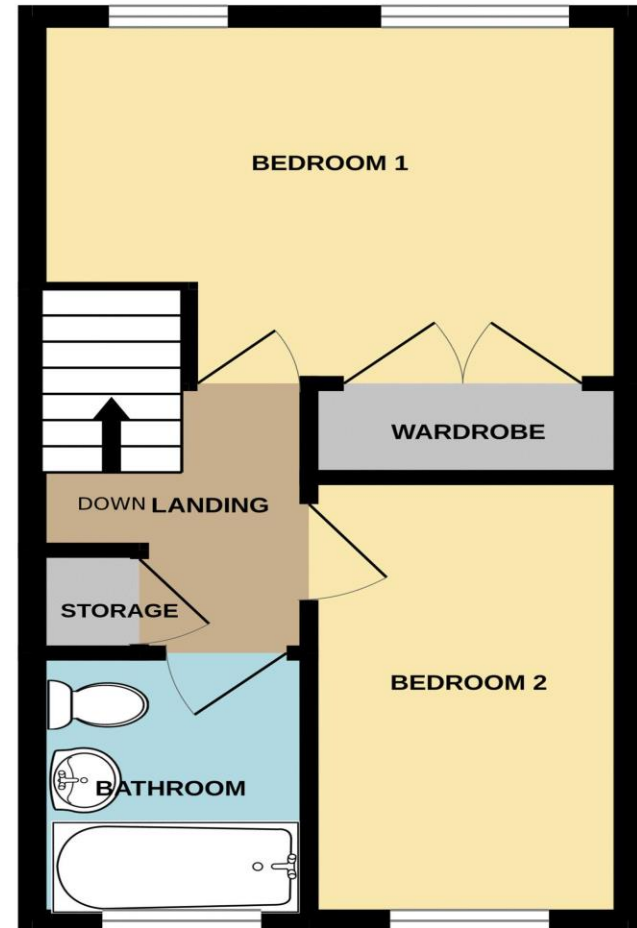


Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ON THE GROUND FLOOR

### ENTRANCE CANOPY

UPVC Georgian style entrance door. Outside meters cupboard and lighting.

### ENTRANCE HALL

Staircase to first floor with decorative balustrade, radiator and thermostatic control for central heating.

### KITCHEN 10' 2" x 6' 3" (3.10m x 1.90m)

Fitted with units having beechwood effect door and drawer fronts with stainless steel fittings and black granite effect working surfaces comprising :- One and half bowl stainless steel sink unit with mixer tap, cupboards under. Range of high and low level cupboards with working surfaces incorporating four burner gas hob. Indesit extractor hood above and Logik oven beneath. Beechwood laminate flooring. Radiator. Window to front. Cupboard concealing Gloworm gas fired boiler supplying central heating and domestic hot water throughout.

### LIVING ROOM 13' 4" x 12' 5" (4.06m x 3.78m)

Two radiators, double casement doors and window to rear enjoying a south eastern aspect. Built-in understairs storage cupboard.

## ON THE FIRST FLOOR

### LANDING

Built-in linen cupboard with lagged copper cylinder. Fitted immersion heater, shelving above. Access to roof space.

### BEDROOM 1 12' 6" x 9' 7" (3.81m x 2.92m)

Two windows to front, eastern aspect. Two double built-in wardrobe cupboards. Radiator.

### BEDROOM 2 11' 5" x 6' 6" (3.48m x 1.98m)

Window to rear, affording delightful views, eastern aspect. Radiator.

### BATHROOM

White scalloped suite with chromium plated fittings comprising :- Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Half-tiled walls. Beechwood effect vinyl flooring. Radiator. Shaver point. Mirror.

### OUTSIDE

The front garden is laid to lawn with a few steps down to the entrance. There is a garage en-bloc adjacent approached by driveway providing additional parking with up and over entry door and parking space in front of the garage. The rear garden extends to approximately 30ft, paved patio area adjacent to house, lawn. Rear pedestrian access, delightful views over Banky Meadow, southeastern outlook.

### Directions

From our Bearsted Office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, continue on for some distance. At the first roundabout take the first exit into New Cut Road, at the next roundabout take the second exit turning first left into Grovewood Drive, taking the fifth turning on the left into Meadowdown and Barncroft will be found first turning on the right, the property being a short distance along on the right, as indicated by our sign board.



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