



11 Birling Avenue, Bearsted, Maidstone, Kent, ME14 4AJ
Guide Price £600,000

**** GUIDE PRICE £600,000 - £625,000 **** A rare to market, detached 3/4 bed roomed chalet style property which has been extended, situated on a generous plot on Birling Avenue, Bearsted. The property is very well presented and comprises two bedrooms and a cloakroom upstairs, another bedroom downstairs and a study that could be used as a fourth bedroom, entrance porch, large sitting/dining room, conservatory, family bathroom and a modern fitted kitchen. There is an attached garage and side access gate to the generously sized and beautifully maintained garden. In addition, there is ample parking to the front with space for up to 4 vehicles. Council Tax band: F

The property is ideally located to take full advantage of all local amenities within Bearsted, particularly the excellent transport links via mainline train station and access to the M20 and M2 motorways. The renowned Thurnham and Roseacre schools are within close proximity. The picturesque Village Green has a selection of pubs and restaurants, and leisure facilities include Bearsted golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by.



GROUND FLOOR:

Entrance Porch

UPVC entrance door. Double glazed windows. Tiled flooring. Vaulted ceiling.

Entrance Hall

Cupboard housing boiler. Under stairs cupboard. Radiator. Parquet flooring.

Bedroom Three

Double glazed bay window to front. Large built-in wardrobes. Dado rail. Radiator. Wood laminate flooring.

Study/Bedroom Four

Double glazed window to front. Radiator. Carpet.

Bathroom

Panelled bath with mixer tap and shower attachment over. Pedestal basin. Low-level WC. Tiled walls and flooring. Radiator. Double glazed windows to side.

Large Sitting/Dining Room

Gas fire with mantel and hearth. Dado rail. Double glazed window and large patio doors to rear. Radiator. Carpet.

Kitchen

Wall and base units in matt cream finish. Built-in double oven. Electric hob with extractor over. Integrated dishwasher. Plumbing for washing machine. Under cupboard fridge and freezer. Inset sink with mixer tap. Breakfast bar overhang. Tiled splashback. Double glazed window to rear. Double glazed door to side. Radiator. Tiled flooring.

Conservatory

UPVC door and double glazed windows to side. Carpet. Door to garage.

FIRST FLOOR:

Landing

Carpet. Access hatch to loft.

Cloakroom

Low-level WC. Corner vanity unit with inset basin. Vinyl flooring.

Bedroom One

Double glazed window to front. Built-in storage cupboard. Under eaves airing cupboard housing water tank. Pedestal basin with mixer tap. Radiator. Carpet.

Bedroom Two

Double glazed window to front. Under eaves alcove. Under eaves storage cupboard. Radiator. Carpet.

EXTERNALLY:

Gardens

The FRONT GARDEN is mainly laid to lawn. Established bushes to borders. Driveway for up to 4 vehicles. The REAR GARDEN is mainly laid to lawn. Patio seating areas. Beautifully established flower and shrub borders. Shed. Paved pathway to boundary. Storage shed to side. Outside tap and power. Side gate.

Garage

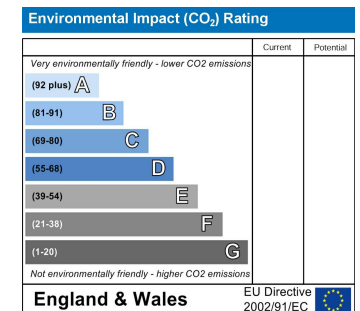
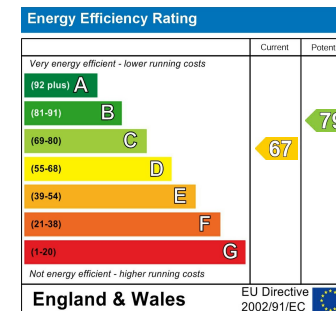
Manual up and over door to front. Rear door leading to conservatory. Double glazed window to side. Wall mounted consumer unit. Power and light.

VIEWING

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

DIRECTIONS

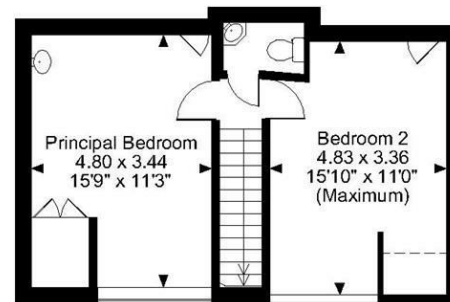
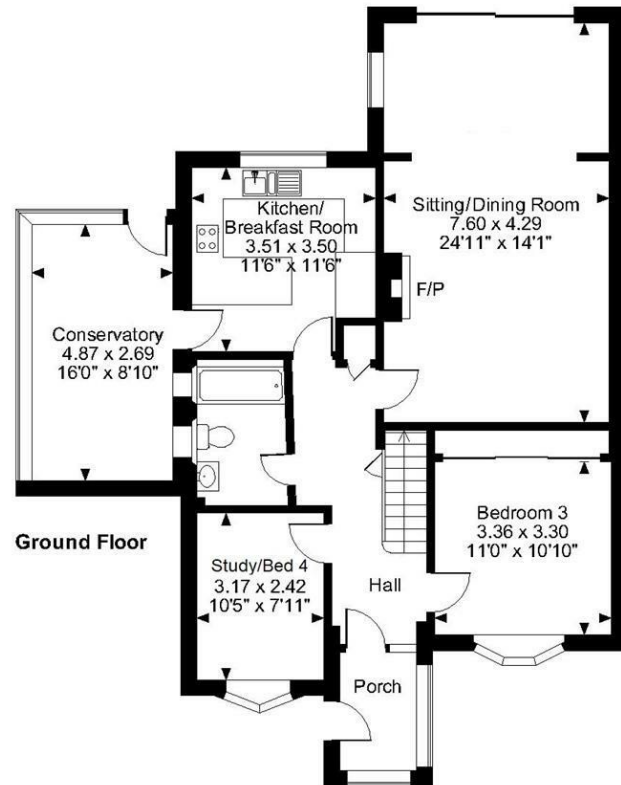
From the Agent's Bearsted Office, proceed towards Maidstone on the A20 Ashford and, after approximately a quarter of a mile, turn right into The Landway. Take the first turning on the left into Fauchons Lane and first right into Birling Avenue, where the property will be found on the left hand side.



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Birling Avenue, Bearsted, Maidstone, Kent
Approximate Gross Internal Area
1495 Sq Ft/139 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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