



**Tyler's Croft, Bearsted, Maidstone, , ME14 4BW**

**Guide Price £625,000**





**\*\* GUIDE PRICE: £625,000 - £650,000 \*\*** A superb detached bungalow situated in a small private cul-de-sac comprising four properties. The property was constructed approximately 18 years ago and has spacious adaptable accommodation with light and airy rooms, gas fired central heating, double glazed windows throughout, fully fitted kitchen, modern bathroom and shower room en-suite. The popular village of Bearsted has a comprehensive range of amenities including excellent shops, several pubs, restaurant, doctors surgery, parish church and London line station. Mote Park is within easy walking distance and Bearsted Village Green is close by. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: C. Council Tax Band: F.



## INTERNALLY

Spacious Entrance Hall

Sitting Room

Large Modern Kitchen/Breakfast Room

Principal Bedroom

• En-suite Shower Room

Bedroom Two

Bedroom Three

Dining Room/Bedroom Four

Bathroom

## EXTERNALLY

The bungalow is situated on a good sized attractive plot measuring 90' x 40' max enjoying seclusion and an extensive frontage. The gardens are to three sides with a large Astro-turf area, raised borders, various trees, shrubs and flower borders. Large patio area. Garage space (subject to planning). Hard standing area for 5-6 vehicles + additional parking to the side approached by two gates. Summerhouse. Shed.

## VIEWING


Strictly by arrangement with the Agent's Bearsted

Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

## DIRECTIONS

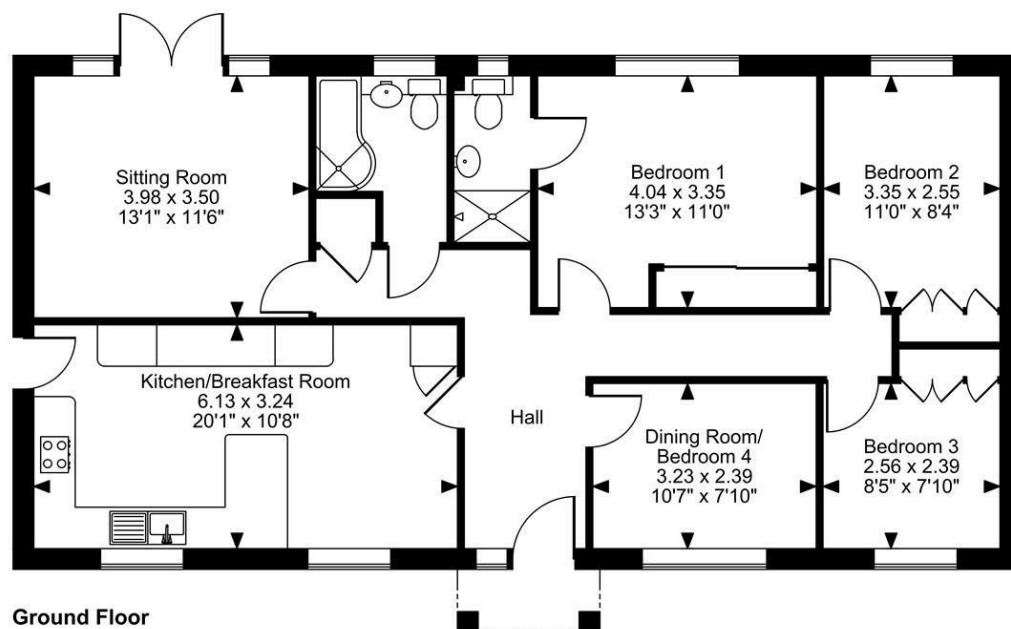
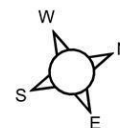
From the Agent's Bearsted Office turn left into the Ashford Road and take the second turning on the right into The Landway. After approximately 300 metres, bear left into the gravelled drive known as Tyler's Croft where the bungalow will be found at the end.

## Energy Efficiency Rating

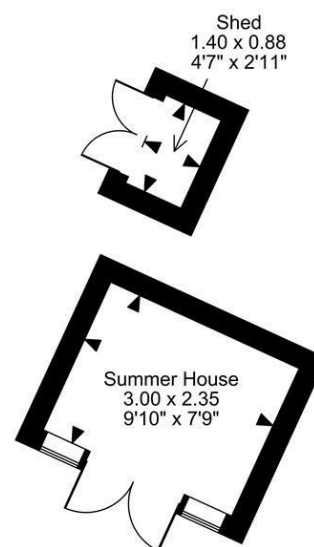
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Tyler's Croft, Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1029 Sq Ft/96 Sq M**  
**Shed/Summer House = 89 Sq Ft/8 Sq M**  
**Total = 1118 Sq Ft/104 Sq M**



**Ground Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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