



9 Cotswold Gardens, Downswood, Maidstone, Kent, ME15 8TB
Price £395,000

GENEROUS SIZE PLOT A very well-positioned semi-detached house situated in a sought after cul-de-sac on the periphery of a popular residential development served by a parade of shops. On the doorstep of Mallards Park which you can see from the rear bedroom. Mote Park is within walking distance and benefits from recreational facilities, picturesque walks, leisure complex and Park & Ride bus service to Maidstone town centre, which is approximately 3 miles distance. The adjoining village of Bearsted is close by where there are local shops, excellent schools and London line station.

The property was constructed just over 30 years ago and has the benefit of a good sized plot which is not currently being fully utilised, offering extension potential, recently modernised bathroom and cloakroom, gas fired central heating and replacement double glazed windows. The property has a detached garage and a drive providing parking facilities for 2 vehicles with potential for more.



ON THE GROUND FLOOR

Entrance Porch

UPVC door to front, carpet, radiator.

Cloakroom

Tiled walls, porcelain floor tiles, low level rimless toilet, wall mounted basin with mixer tap, inset vanity unit, heated towel rail, double glazed window to side with shutter blind, inset spot lighting, consumer unit.

Lounge 14'9" x 14'5" (4.50m x 4.39m)

Double glazed window to front with shutter blind, gas fire with mantel, carpet, radiator x 2.

Dining Room 11'10" x 8'4" (3.61m x 2.54m)

Double glazed window to rear with shutter blind, radiator, carpet.

Kitchen 11'10" x 6' (3.61m x 1.83m)

Wooden wall and base units, stainless steel sink with mixer tap, gas boiler, plumbing for washing machine, tiled splashbacks, ceramic floor tiles, double glazed window to rear, double glazed stable door to rear, radiator.

ON THE FIRST FLOOR

Landing

Airing cupboard housing hot water tank, access to loft via hatch, carpet.

Principal Bedroom 13'2" x 8'1" (4.01m x 2.46m)

Double glazed window to front with shutter blinds, built in wardrobes, radiator, carpet.

Bedroom Two 11'3" x 8'1" (3.43m x 2.46m)

Double glazed window to rear with shutter blinds, radiator, carpet.

Bedroom Three 7'9" x 6'4" (2.36m x 1.93m)

Double glazed window to front with shutter blinds, cupboard above stairs, radiator, carpet.

Bathroom

Panelled bath with Aqualisa rainfall shower and glass screen, low level toilet and inset basin into vanity unit, mirrored cupboards above with shaver light and shaver socket, heated towel rail, tiled walls, porcelain floor tiles, double glazed frosted window with shutter blinds.

EXTERNALLY

Garage 16'10" x 8'9" (5.13m x 2.67m)

Up and over door, power and light.

Rear Garden

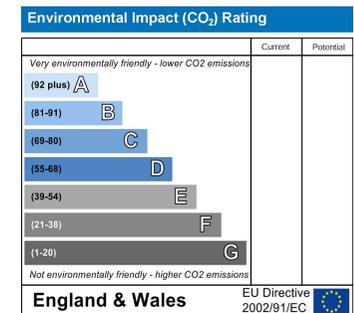
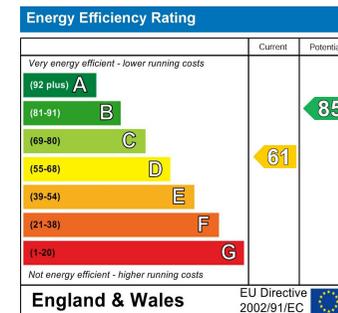
Side gate, mainly laid to lawn with established flower beds, paved pathway, potential to widen fence line.

VIEWING

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

DIRECTIONS

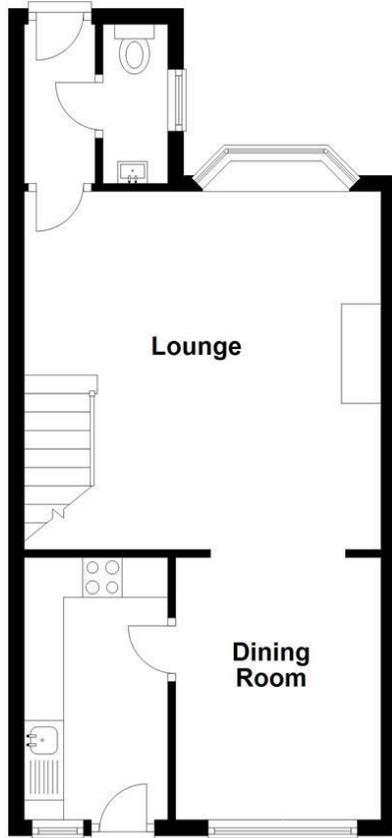
From the Agent's Bearsted Office proceed towards Maidstone on the A20 Ashford Road and, at the traffic lights, turn left into Willington Street. At the bottom of the hill, turn left into Deringwood Drive and, after a short distance, turn left into Grampian Way. Cotswold Gardens will be found on the right hand side. The property is situated at the end of the cul-de-sac.



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

