



**2 Barty Way, Thurnham, Maidstone, ME14 4GB**  
Offers In The Region Of £475,000

**\*\* EX-SHOW HOME \*\*** A beautifully presented 3 bedroom, 2 bathroom semi-detached house situated on the periphery of the recently built Barty Way development, which is walking distance from Bearsted Village Green. The property is finished to a high standard and the ground floor comprises entrance hall with large storage cupboard, downstairs cloakroom, light & airy sitting room and spacious kitchen/dining room. Upstairs, there is a principal bedroom with en-suite shower room and large wardrobe, two further bedrooms, and a modern family bathroom.

The property is situated next to a large green open space with statue, providing an attractive outlook. The rear garden is tiered with the lower space used as a seating area, ideal for entertaining, and the upper area mainly laid to lawn with path, established border and shed. In addition, there is a garage and driveway with parking for up to three vehicles.

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 M2 & M20 motorways, together with its close proximity to the highly regarded Thurnham & Roseacre schools, and less than a 10-minute walk from the picturesque Village Green with a selection of fantastic pubs and restaurants. Leisure facilities include Bearsted golf, bowls and tennis clubs, nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by. Tenure: Freehold. EPC Rating: B. Council Tax Band: E.



## INTERNAL

### Ground Floor:

### Entrance Hall

### Cloakroom

### Sitting Room

### Kitchen/Dining Room

### First Floor:

### Bedroom 1

### En-suite Shower Room

### Bedroom 2

### Bedroom 3

Currently being used as a Dressing Room

### Bathroom

## EXTERNAL

### Garage

The garage and driveway is located around the corner in Thomas Allen Way.

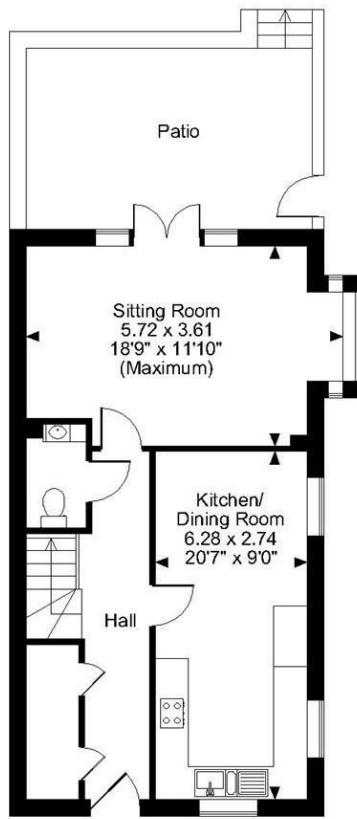
### Rear Garden

## VIEWING

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

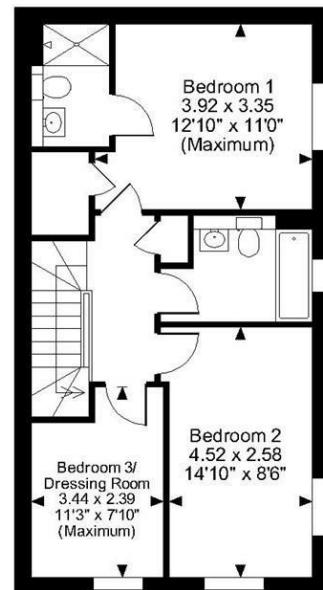
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

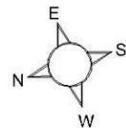


Ground Floor

**Barty Way, Thurnham, Maidstone**  
Approximate Gross Internal Area  
1076 Sq Ft/100 Sq M



First 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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