



**Merton Road, Bearsted, Maidstone, , ME15 8LJ**

**Price £315,000**





This exceptionally well-presented two bedroom terraced house has been modernised throughout and is situated in the sought after village of Bearsted.

The ground floor offers a generously sized sitting room and modern kitchen/breakfast room. The first floor boasts a contemporary bathroom, two bedrooms, with the principal benefitting from a walk-in wardrobe.

Externally, the rear garden is low maintenance with a patio seating area and artificial grass. The garden incorporates a fully insulated garden studio housing two separate offices, complete with double glazed windows and doors. The front of the property has a small area of lawn and hedging. There is a garage en-bloc which also provides a parking space in front. Tenure: Freehold. EPC Rating: C. Council Tax Band: C.



## LOCATION

Madginford is served by a parade of shops, library and junior/primary school, as well as a convenient bus service to Maidstone town centre, just 3 miles away. The centre of the picturesque village of Bearsted is also close by, with an excellent choice of pubs, cafe's, restaurants, church, doctors surgery and London line station, whilst also offering easy motorway access.

## ACCOMMODATION

### Ground Floor:

#### Entrance Hall

#### Sitting Room

#### Kitchen/Breakfast Room

### First Floor:

#### Landing

#### Bedroom One

With walk-in wardrobe

#### Bedroom Two

#### Bathroom

## EXTERNALLY

### Front Garden

### Rear Garden


### Garden Office x2

### Garage En Bloc

## VIEWING

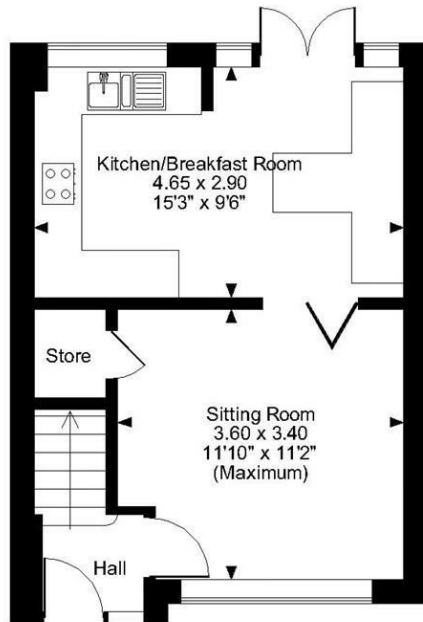
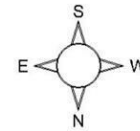
Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX . Tel: 01622 739574.

## Energy Efficiency Rating

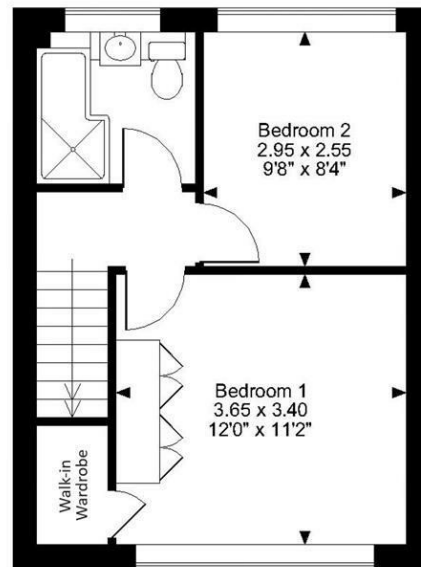
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



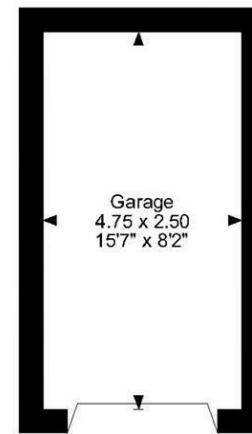
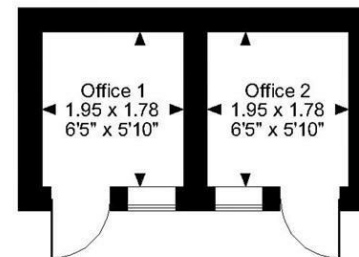
**Merton Road, Bearsted, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 645 Sq Ft/60 Sq M**  
**Garage = 128 Sq Ft/12 Sq M**  
**Offices = 81 Sq Ft/8 Sq M**  
**Total = 854 Sq Ft/80 Sq M**



**Ground Floor**



**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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