



Royston Road, Bearsted, Maidstone, , ME15 8NS

Offers Over £500,000

Offered to the market is this beautiful example of a rarely available 1930s Semi-Detached three bedroom family home, situated in one of Bearsted's more sought after road. In short walking distance of the many excellent local amenities including an array of shops, excellent local pubs and very good cafe's.

The 'Kerb-Appeal' of this very attractive property is immediately evident as you approach the house by way of the generous driveway and it only becomes more impressive on going inside. The entrance hall leads us to an inviting lounge that manages to be both cosy and spacious at the same time. The very well proportioned utility room has space for a home-office area and the potential to create a downstairs cloakroom. The downstairs accommodation is completed by a spectacular extension that gives a large, modern, open-plan kitchen/dining/family-room opening onto the garden, making this a perfect option for a growing family and those who love to entertain.

Venturing upstairs we find an airy landing providing access to the generous Principal bedroom, double second bedroom and the third bedroom that is a good-sized single. The family bathroom has been modernised in a contemporary fashion. Overall we consider this property to be in excellent decorative order throughout and in a 'move-in' condition.

The property further benefits from an integral garage with the traditional double doors in keeping with the aesthetic of the house. The larger than average garden, it is currently laid mostly to lawn and gives the opportunity for a green-fingered buyer to really make it their own

Tenure: Freehold. Council Tax Band: D. EPC Rating: To Be Confirmed.



LOCATION

Bearsted benefits from excellent transport links via mainline train station, and the picturesque Village Green with a selection of popular pubs and restaurants is within walking distance. Easy access to the M20, A249 and M2 motorways. Superb Primary and Secondary schools. Leisure facilities include Bearsted golf, bowls and tennis clubs, whilst the beautiful grounds of both Leeds Castle and Mote Park with it's excellent leisure centre are also close by.

GROUND FLOOR

Entrance Hall

Lounge

Kitchen

Dining Area

Sitting Area

Utility

FIRST FLOOR

Landing

Principle Bedroom

Bedroom Two

Bedroom Three

Bathroom

EXTERNALLY


Driveway

Garage

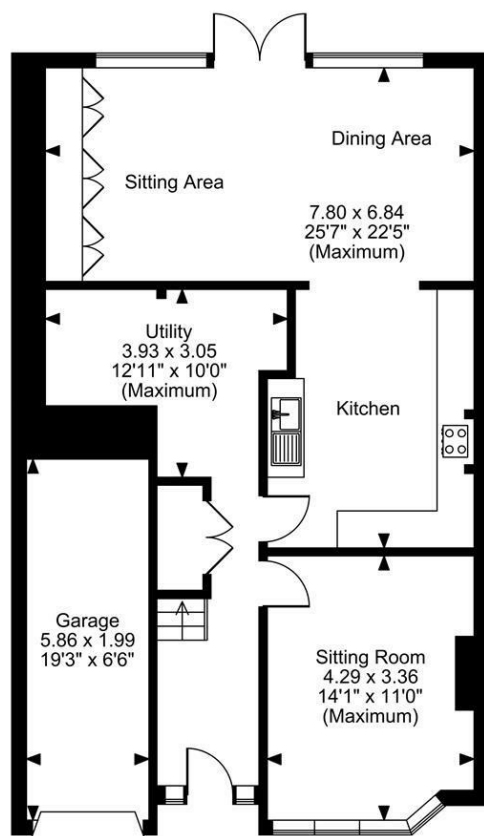
Rear Garden

VIEWING

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

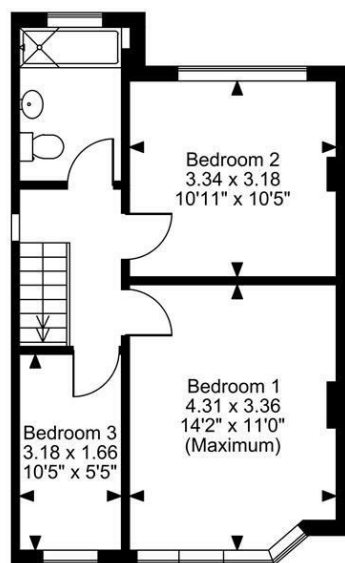
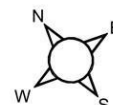
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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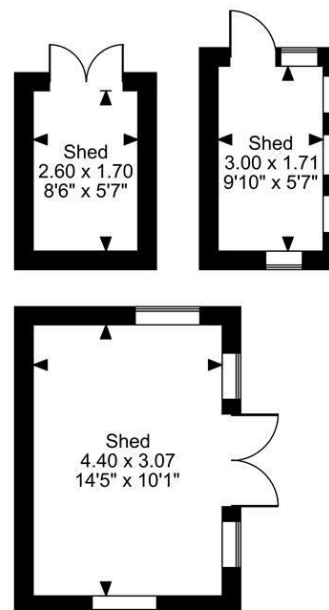


Ground Floor

Royston Road, Bearsted, Maidstone
Approximate Gross Internal Area
Main House = 1201 Sq Ft/112 Sq M
Garage = 126 Sq Ft/12 Sq M
Sheds = 248 Sq Ft/23 Sq M
Total = 1575 Sq Ft/147 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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