



**Egremont Road, Bearsted, Maidstone, , ME15 8NA**

**Price £475,000**

This three-bedroom detached bungalow is situated on a desirable corner plot within the sought-after Madginford area of Bearsted.

As you approach the property, you will be greeted by a walled garden with a paved footpath running through the middle of the well maintained lawn with established borders, that leads to the front door and into an inviting entrance hall. The spacious sitting/dining room overlooks the lush front garden, creating a serene atmosphere. The modern fitted kitchen seamlessly connects to the sitting/dining room as well as the rear garden. The bedroom accommodation includes two doubles and a generous single, complemented by a wet room.

Outside, the property showcases a substantial front garden and driveway, accommodating a couple of vehicles and leading to a detached garage. A handy side gate provides access to the rear garden, which is mostly laid to lawn and features a large patio seating area and shrub lined borders. Historic planning permission was granted for a substantial loft conversion, single story rear extension and garage extension which could be re-applied for. NO FORWARD CHAIN. Tenure: Freehold. EPC Rating: D. Council Tax Band: E.



## LOCATION

The neighbourhood boasts a diverse range of amenities, including shops, a library, and schools. Just a short distance away is the picturesque village centre of Bearsted, featuring historic buildings, lush green spaces, sports clubs, pubs, restaurants, a church, and a London line train station. Within a few minutes' walk, you will find the stunning grounds of Mote Park, and Maidstone town centre is easily accessible, with a reliable bus service available.

## ACCOMMODATION

Entrance Hall

Cloakroom

Sitting/Dining Room

Kitchen

Principal Bedroom

Bedroom Two

Bedroom Three

Wet Room

## EXTERNALLY

Front Garden

## Driveway

## Detached 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		56
(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	

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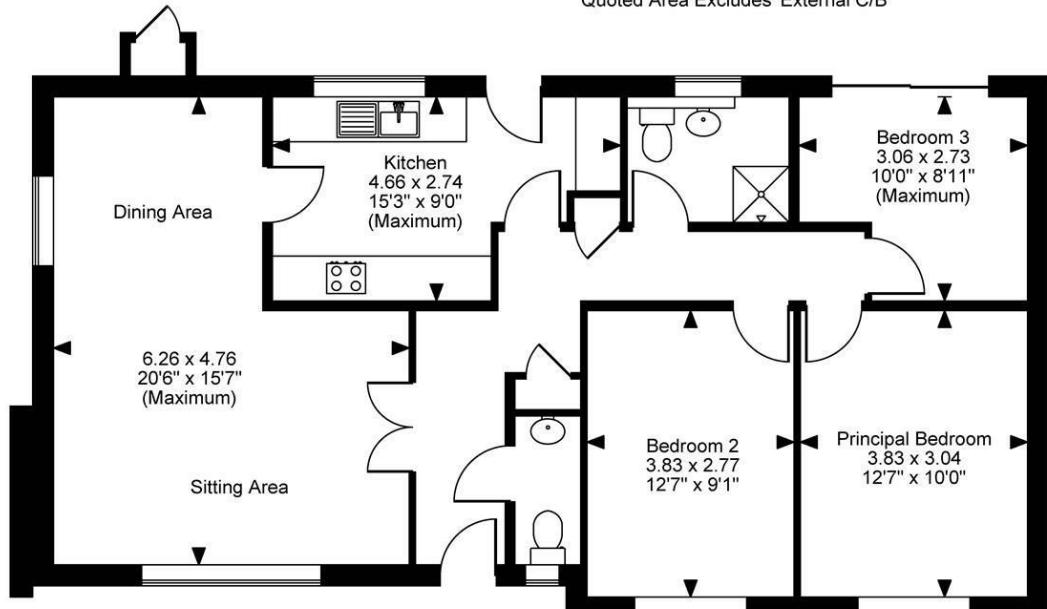
Approximate Gross Internal Area

Main House = 906 Sq Ft/84 Sq M

Garage = 127 Sq Ft/12 Sq M

Total = 1033 Sq Ft/96 Sq M

Quoted Area Excludes 'External C/B'



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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