



**12 Birling Avenue, Bearsted, Maidstone, Kent, ME14 4AJ**  
**Price £575,000**



A beautifully presented and spacious, extended semi-detached chalet style property situated in a desirable position, on the periphery of a popular residential development in the renowned Roseacre and Thurnham schools catchment area. The property was constructed approximately 60 years ago and has since had a side extension pushing the garage out and converting the original into a further bedroom/living accommodation, as well as having a conservatory to rear. The garden is stunning, having been beautifully landscaped and the property internally benefits from a modern kitchen and bathroom with contemporary décor throughout.

There are an abundance of local amenities within Bearsted, including the excellent transport links via mainline train station and the picturesque Village Green with a selection of pubs and restaurants within walking distance. Easy access to the M20 and M2 motorway. Leisure facilities include Bearsted golf, bowls and tennis clubs and nearby leisure centres, whilst the beautiful grounds of both Leeds Castle and Mote Park are also close by. Council Tax Band: E.





## ON THE GROUND FLOOR

### Entrance Porch

UPVC entrance door. Vaulted ceiling with exposed beams. Double glazed windows to front and side. Tiled flooring.

### Entrance Hall

Radiator. Parquet flooring. Storage cupboard. Under stairs cupboard. Staircase to first floor.

### Sitting Room

Beautiful period fireplace. Parquet flooring. Dado rail. Radiator. Bi-fold doors leading to conservatory.

### Dining Room/Bedroom Three

Double glazed window to front. Dado rail. Radiator. Carpet.

### Craft Room/Bedroom Four

Double glazed window to front. Storage cupboard housing meters and consumer unit. Radiator. Wooden flooring patterned carpet.

### Wet Room

Large shower area with curtain. Low level WC. Vanity unit with inset basin and mixer tap. Heated towel rail. Double glazed windows to side. Part tiled walls.

### Conservatory

Double glazed windows with built-in blinds. Tiled flooring. French doors to decked area. Air conditioning unit.

## Kitchen/Breakfast Room

Fitted kitchen with wooden wall and base units finished in white. Granite finished worktops. Tiled splashbacks. Inset sink with mixer tap. Integrated double oven. Induction hob. Dishwasher. Integrated fridge. Space for freezer. Wall mounted combi boiler. Tiled flooring. Radiator. Double glazed window to rear. Double glazed door to side.

## ON THE FIRST FLOOR

### Landing

Airing cupboard. Carpet. Hatch to part boarded loft space.

### Principal Bedroom

Double glazed window to front with views of the North Downs. Large built-in wardrobes. Radiator. Wood laminate flooring. Under eaves storage.

### Bedroom Two

Double glazed window to side. Large built-in wardrobes. Radiator. Carpet. Under eaves storage.

## EXTERNALLY

### Gardens

The FRONT GARDEN is mainly laid to lawn with established hedges, shrubs and flower bed. The secluded REAR GARDEN comprises wraparound decking. Stone wall with beautifully established flower beds. Iron gate. Outside tap. Steps to upper

level which is mainly laid to lawn with small patio area, further established flower beds and garden shed.

### Garage

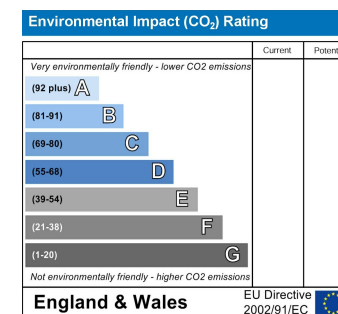
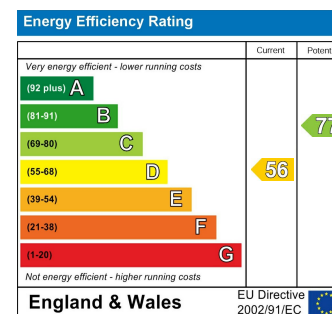
Electric up and over door. Power and light. Double glazed window and door to rear. The garage is approached by a driveway providing parking for 2 vehicles.

## VIEWING

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

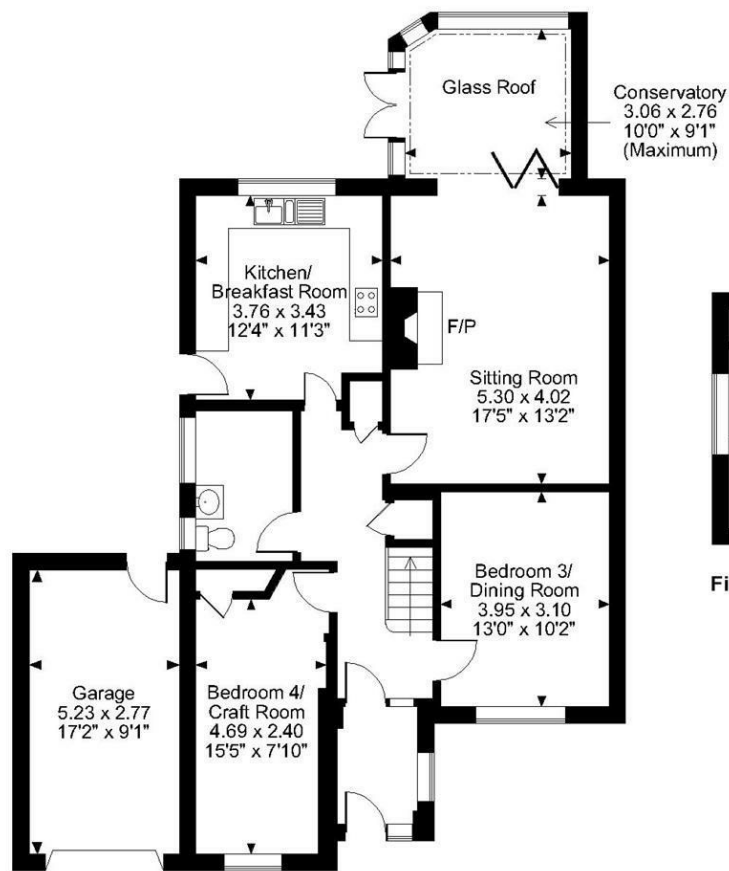
## DIRECTIONS

From the Agent's Bearsted Office, proceed towards Maidstone on the A20 Ashford and, after approximately a quarter of a mile, turn right into The Landway. Take the first turning on the left into Fauchons Lane and first right into Birling Avenue, where the property will be found on the right hand side.



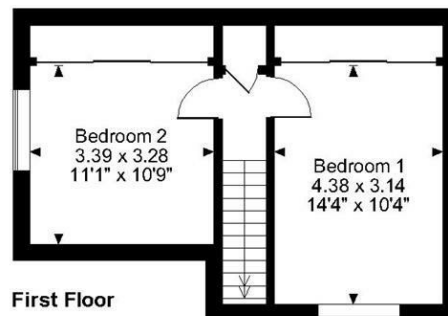
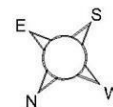
Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part 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

**Birling Avenue Bearsted, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 1347 Sq Ft/125 Sq M**  
**Garage = 156 Sq Ft/14 Sq M**  
**Total = 1503 Sq Ft/139 Sq M**



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8516191/SLU

