



24 Greystones Road
Bearsted, Maidstone
ME15 8PD
Guide Price £350,000 - £375,000

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Maidstone
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Description

Popular and sought after chalet style semi, having been in one families ownership for over 40 years, enjoying an east/west aspect, offered with no forward chain. Great scope and potential, ideal for a growing family with excellent local schools and amenities, easy access to the Len Valley nature reserve and Mote Park beyond.

Location

Bearsted has excellent facilities and local amenities which include a selection of shops on the Ashford Road, together with a medical centre, post office and chemist. Around The Village Green there is a further selection of shops, gastro pubs and restaurants together with a library and mainline railway station connected to London Victoria and London Blackfriars. The Village also boasts excellent sporting facilities and clubs including tennis, bowls, football, cricket, golf and there is 26 acres of amenity land for all to use known as The Woodland Trust. For children there is brownies and guides, cubs and scouts, together with highly regarded infant and junior schools. Maidstone town centre is some 2 1/4 miles distant and offers a more comprehensive selection of amenities including excellent shopping facilities at The Mall and Fremlins Walk, two museums, Theatre, County library, Multi screen cinema and two further railway stations connected to London. The M2/M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

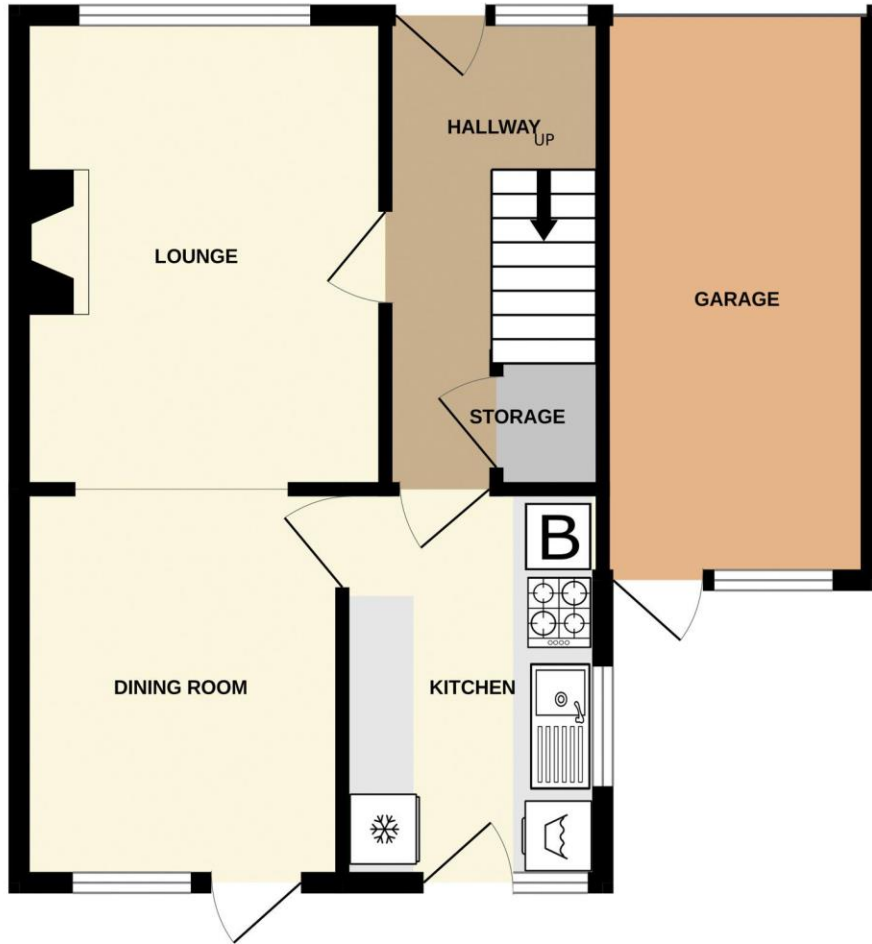
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



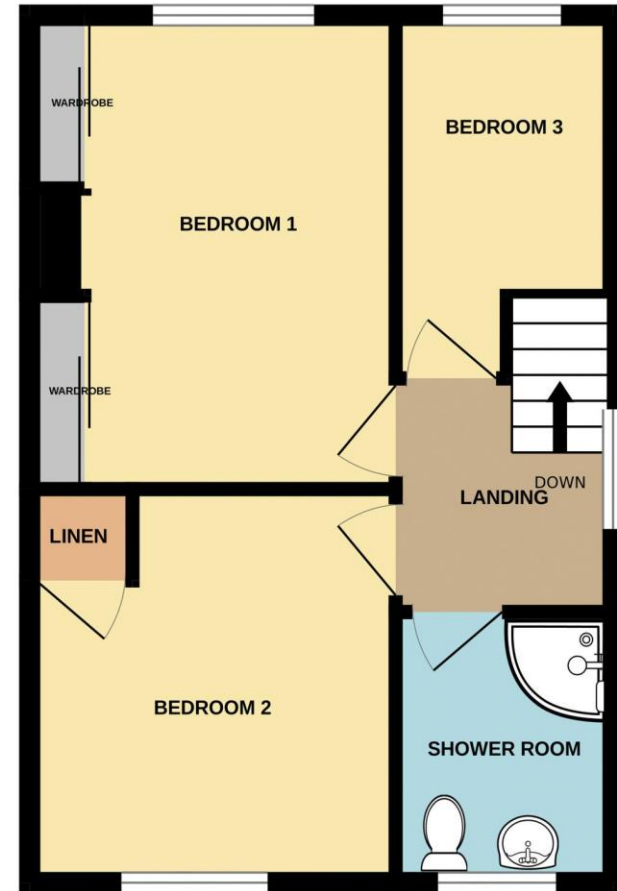
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
24 Greystones

GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE HALL 13' 4" x 6' 1" (4.06m x 1.85m)

Partly glazed Georgian style entrance door and glazed side panel, stair case to first floor, understairs storage cupboard, double radiator.

LOUNGE 13' 0" x 10' 2" (3.96m x 3.10m)

Picture window to front affording an eastern aspect, tiled fireplace, fitted gas fire, double radiator, vertical blinds, wide access to:

DINING ROOM 10' 10" x 9' 0" (3.30m x 2.74m)

Casement door and window overlooking rear garden, western aspect, radiator, convector heater.

KITCHEN 11' 3" x 7' 4" (3.43m x 2.23m)

Fitted with units having oak effect door and drawer fronts and complementing granite effect working surfaces, stainless steel sink and mixer tap, four burner gas hob, oven beneath, Bendix washing machine, integrated fridge freezer, slimline dishwasher, double aspect windows, half glazed door to garden, ceramic tiled, tiled splashback.

ON THE FIRST FLOOR

LANDING 6' 6" x 6' 6" (1.98m x 1.98m)

Window to side, access to roof space.

BEDROOM 1 13' 0" x 10' 0" (3.96m x 3.05m)

Two double built-in wardrobe cupboards, picture window to front, eastern aspect, distant views, radiator.

BEDROOM 2 11' 0" x 10' 0" (3.35m x 3.05m)

Radiator, picture window to rear, western aspect, distant views, built-in linen cupboard with radiator.

BEDROOM 3 10' 0" x 6' 6" (3.05m x 1.98m)

Window to front with views to the east, radiator.

SHOWER ROOM

Recently fitted, corner shower cabinet with thermostatic mixer, twin sliding doors, wash hand basin with integrated cupboards beneath, WC with concealed cistern ceramic tiled floor, dormer window to rear, radiator.

OUTSIDE

To the front of the property is a brick paviour driveway leading to attached garage (15'6 x 7'6) up and over door, personal doors and window. The rear garden extends to 45ft enjoying a western aspect, fully fenced, paved patio, lawn, shrubs and fruit trees, clematis, honeysuckle.

Directions

From our Bearsted office proceed in a southerly direction into Yeoman lane, passing The Village Green on the left. At the junction with the Ashford Road turn right onto Ashford Road heading towards Maidstone, taking the second turning on the left into Spot Lane. Continue through the traffic calming measures taking the second turning on the left into Greystones Road. The property will be found a short distance along on the right hand side as indicated by our signboard.



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