



45 Birling Avenue
Bearsted, Maidstone
ME14 4LN

Guide Price £400,000 to £425,000

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Maidstone
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Description

An exceptional semi detached family house ideally located for the "Outstanding" local school. Owned since first built in 1970 and lovingly maintained with well proportioned rooms, extended and arranged on two floors to 1400 sq ft. Set amidst a good sized plot with a 76 ft rear garden.

Location

Bearsted offers an excellent selection of local amenities and is ideal for the growing family with a highly regarded local infant and junior school, Roseacre and Thurnham (Outstanding and Good Ofsted Reports), a good selection of shops both on the Ashford Road and the village green which boasts a selection of gastro pubs and restaurants, library and mainline railway station connected to London on the Victoria Line. There is a medical centre, chemist and a selection of supermarkets. There are also excellent sporting facilities and clubs including tennis, bowls, football, cricket, golf, brownies and guides, cubs and scouts. Uniquely the village also has 20 acres of amenity land known as the Woodland Trust. Maidstone town centre is some two and half miles distant and offers a more comprehensive selection of amenities including a wider selection of schools and colleges for older children. The jewel in the County town's crown is Mote Park which is within a quarter of a mile of the property and has 450 acres, boating lake, leisure centre and municipal swimming pool. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports. Maidstone has two museums, theatre, County library, multi-screen cinema and Millennium Parks along the river.

Council Tax Band E

VIEWINGS STRICTLY BY APPOINTMENT

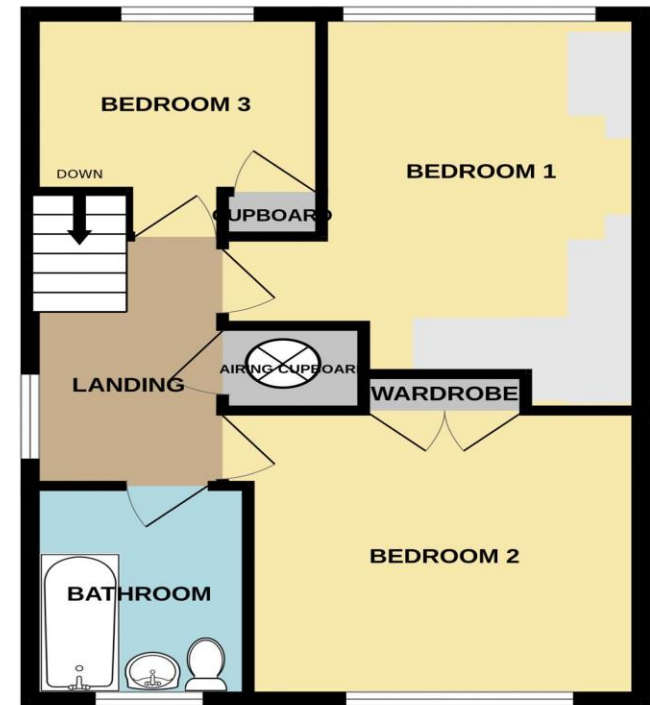
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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ENTRANCE PORCH

Glazed entrance door and side panels, built-in storage cupboard with modern consumer unit, glazed door and side panel to

ENTRANCE HALL 17' 6" x 6' 8" (5.33m x 2.03m)

Built-in cupboard housing Johnson & Starley gas fired boiler supplying warm air heating and domestic hot water throughout. Under stairs storage cupboard.

CLOAKROOM

Low level WC, wash hand basin.

LOUNGE 16' 10" x 12' 2" (5.13m x 3.71m)

Picture window to front with fitted vertical blinds, wide access to

DINING ROOM 10' 10" x 10' 0" (3.30m x 3.05m)

Double glazed sliding patio doors to

CONSERVATORY 9' 0" x 8' 1" (2.74m x 2.46m)

Windows overlooking rear garden, double casement doors to garden. Ceramic tiled floor, ceiling light / fan.

KITCHEN 10' 1" x 9' 0" (3.07m x 2.74m)

Fitted with units, acrylic sink, chrome mixer tap, range of high and low level cupboards, four burner electric hob, oven beneath, extractor hood above, built-in refrigerator, window overlooking rear garden, roller blind, tiled splashbacks. Door to

UTILITY ROOM 9' 3" x 8' 0" (2.82m x 2.44m)

Range of high and low level cupboards, stainless steel sink, plumbing for washing machine, half tiled walls, window overlooking rear garden, door to side.

ON THE FIRST FLOOR

LANDING 12' 2" x 6' 0" (3.71m x 1.83m)

Access to roof space, window to side, built-in linen cupboard with lagged copper cylinder.

BEDROOM 1 15' 2" x 10' 0" (4.62m x 3.05m)

Extensive range of built-in bedroom furniture, picture window to front affording an Eastern aspect.

BEDROOM 2 12' 2" x 10' 10" (3.71m x 3.30m)

Double built-in wardrobes, window overlooking rear garden, Western aspect.

BEDROOM 3 9' 0" x 8' 9" (2.74m x 2.66m)

Built-in storage cupboard, window to front, Eastern aspect.

BATHROOM 7' 7" x 6' 7" (2.31m x 2.01m)

White suite, panelled bath, mixer tap, separate shower over, pedestal hand basin, low level WC, radiator, fully tiled walls.

OUTSIDE

GARAGE 21' 8" x 8' 8" (6.60m x 2.64m)

Electric light and power, work bench, approached by

FRONT GARDEN

Brick paviour driveway with parking for two vehicles, lawned area, dwarf brick boundary wall, side pedestrian access.

REAR GARDEN

Enjoys a Western aspect extending to 76 ft with extensive brick paviour patio area adjacent to house, fenced boundaries, lawn, shrubs, trellis with climbing roses, former vegetable section and greenhouse.

Directions

From our Bearsted office proceed in a westerly direction into Ware Street passing the railway station on the right hand taking the first turning on the left into Hogg Hill. At the mini roundabout take the third exit into Birling Avenue and the property will be found some distance along on the right hand side as indicated by our signboard.



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