



16 The Beams
Maidstone
ME15 8EF
Price £350,000

**16
The Beams**

**Maidstone
ME15 8EF**

**Popular and sought after non estate detached
family house.**



Description

Popular and sought after non estate detached family house, arranged on two floors extending in all to just under 1300 square feet. Set amidst a rising plot to the rear, cleverly landscaped with patios and sun terraces, conveniently placed within easy access of a good selection of local amenities on the Downswood development and within a quarter of a mile of Mote Park and lovely countryside walks around Otham. CHAIN FREE
 Agents Note: It is considered that this property would achieve £1300 as a monthly rental on an assured short hold tenancy.

Location

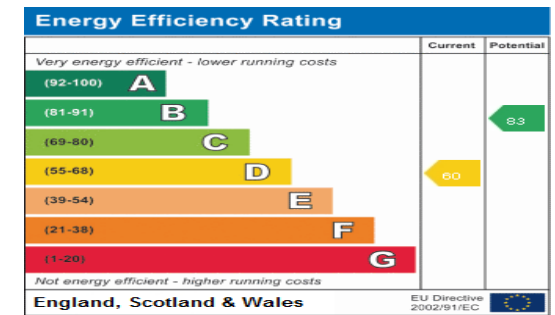
Located in a pleasant cul-de-sac position on the fringe of this sought after development backing onto woodland. Downswood has a good selection of local amenities including shops providing for everyday needs, medical centre, pre-school, village hall and the adjacent Len Valley nature reserve, which in turn provides access to Mote Park, with its 450 acres. Educationally the area is well served with the local Madginford Schools catering for infants and juniors. Bearsted village has a wider selection of amenities with the town centre being some two miles distant. The M20/A20/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.

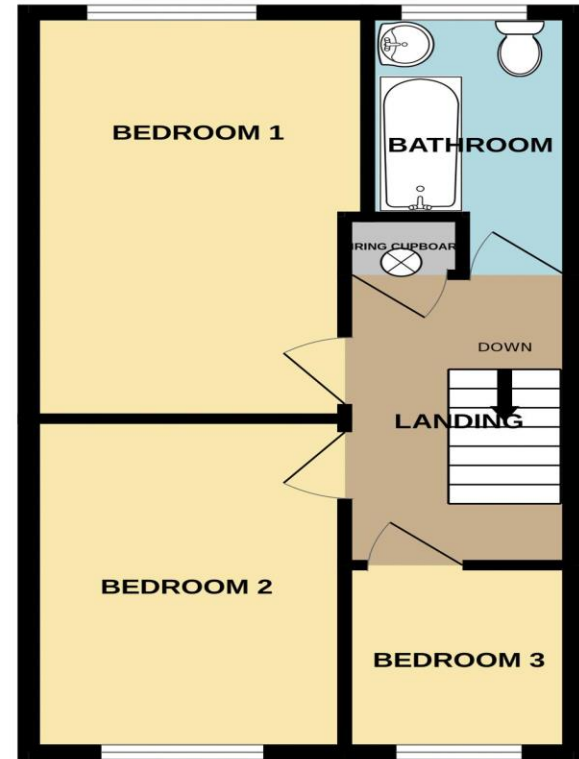


Reference: 16 571 Beams, 2 Ellwood, 2 E15 SEF

GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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.
Made with Metropix ©2023



ON THE GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM

White suite with chromium plated fittings. Metro tiling. Porcelain tiled floor.

L-SHAPED LOUNGE/DINING ROOM 18' 6" x 15' 5" max (5.63m x 4.70m)

Wood laminate flooring. Recess low voltage lighting. Pillared radiator. Staircase to first floor. Wide access to:

SITTING ROOM 26' 8" x 8' 0" (8.12m x 2.44m)

Continuous laminate flooring. Wall light points. Return door to former garage. Casement door and windows overlooking rear garden, eastern aspect.

CONSERVATORY 13' 3" x 9' 7" (4.04m x 2.92m)

UPVC framed and double glazed with polycarbonate roofing. Double casement doors to rear with eastern aspect.

KITCHEN 14' 8" x 8' 4" (4.47m x 2.54m)

Fitted with units having high gloss door and drawer fronts with granite effect working surfaces. Six burner range cooker with extractor hood above. Porcelain tiled floor. Tiled splashbacks. Window to front.

ON THE FIRST FLOOR

LANDING

Built in linen cupboard.

BEDROOM 1 15' 3" x 9' 3" (4.64m x 2.82m)

Radiator. Window to front with western aspect. Recess low voltage lighting.

BEDROOM 2 12' 6" x 8' 4" (3.81m x 2.54m)

Radiator. Window overlooking rear garden, eastern aspect.

BEDROOM 3 6' 10" x 6' 5" (2.08m x 1.95m)

Window to rear. Radiator.

BATHROOM

White suite with chromium fittings. P-shaped bath with shower over. Curved shower screen. Wash hand basin. Low level W.C. Mosaic tiled splashback. Slate flooring. Chromium plated heated towel rail.

OUTSIDE

To the front of the property is a tarmac parking area with space for two vehicles. ATTACHED FORMER GARAGE: (12'5 x 8') with up and over entry door. THE REAR GARDEN; extends to 40ft and enjoys an eastern aspect with paved patio adjacent to house. Pretty ragstone retaining walls and shingle pathway and steps leading to further raised patio. lawn with balustrading. Distant views.

Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane passing the Village Green on left hand side. At the end of the road turn right taking the fourth turning on the left at the traffic lights into Willington Street. Proceed for approximately a quarter of a mile taking the fifth turning on the left into Chapman Avenue, first left into Ufton Close a continuation of which is the Beams. The property will be found at the end of the cul-de-sac to the right as indicated by our signboard.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

