



86 Ware Street
Bearsted, Maidstone
ME14 4PG

Guide Price £525,000 - £550,000

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Maidstone
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Description

A beautifully proportioned attached family house of Neo-Georgian design arranged on 3 floors, extending to just under 1600sq ft. Owned by the present owner since it was first built in 2006. Secluded courtyard garden, with rear vehicular access, garage and drive. The wonderful bedroom accommodation with the principal bedroom having double aspect windows, dressing room and ensuite shower room. 4 further double bedrooms (totalling 5), family bathroom, cloakroom, open plan kitchen / dining room, separate lounge with double aspect. Walking distance from the village green, mainline station and highly regarded local infant and junior school. Agents Note: It is considered that this property would achieve £1995 as a monthly rental on an assured short hold tenancy.

Location

Bearsted village is highly desirable with a good selection of local shops which provide for everyday needs with a lovely choice of gastro pubs and restaurants around The Village Green, Library and mainline railway stations connected to London on the Victoria line. Within in the village and on the Ashford Road there is a wider selection of shops, medical centre and chemist with supermarket. Educationally the area is well served with local Roseacre and Thurnham schools catering for infants and juniors. The village also boasts a wide selection of sporting facilities and clubs including tennis, bowls, football, cricket and golf and there are 22 acres of amenity land known as the woodlands trust for all to enjoy. Maidstone the County town is some three miles distant and as a wide selection of amenities and schools and colleges for older children, excellent shopping facilities at The Mall and Fremlins Walk, two museums, theatre, County library, multi-screen cinema and Mote Park is within two miles and has 450 acres, boating lake, leisure centre and municipal swimming pool. 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

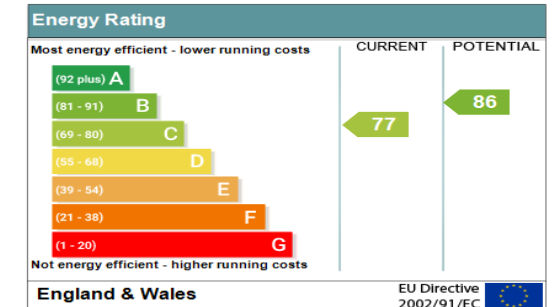
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VIEWINGS STRICTLY BY APPOINTMENT

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



Address: 86 Ware Street, Bearsted, MAIDSTONE, ME14 4PG
RRN: 0390-4154-0922-4396-3273



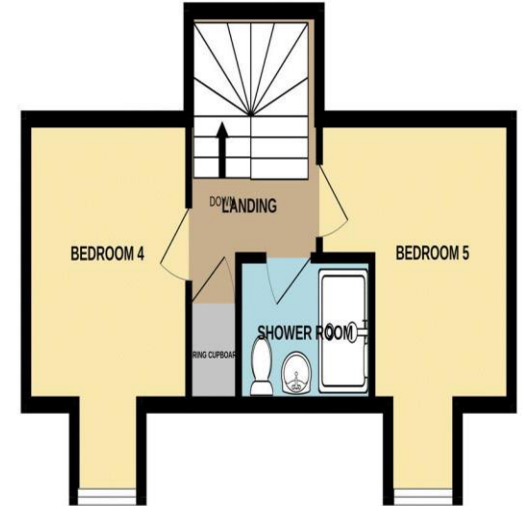
GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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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On the Ground Floor

Entrance Canopy

Outside light, and meters cupboard.

Entrance Hall

Ceramic tiled floor, staircase to first floor with decorative balustrade, under stairs storage cupboard and radiator.

Cloakroom

White contemporary suite, chromium plated fittings, wash hand basin, low level WC, tiled splashbacks, ceramic tile floor and window to front with a Southern aspect.

Lounge 17' 4" x 10' 10" (5.28m x 3.30m)

Double aspect windows, two radiators, double casement doors to rear garden with fitted vertical blinds, French shutters to the front elevation.

Kitchen / Dining Room 17' 4" x 9' 7" (5.28m x 2.92m)

Double aspect windows with fitted French shutters, oak effect door and drawer fronts with complimenting working surfaces incorporating a four-burner gas hob with oven and grill beneath, extractor hood above. Plumbing for washing machine, space of fridge freezer, tiled splashbacks, ceramic tile floor and cupboard housing gas fired boiler.

On the First Floor

Landing

Master Bedroom 17' 4" x 9' 7" (5.28m x 2.92m)

Double aspect windows, double built in wardrobe cupboard, radiator and door to:

Dressing Room 9' 8" x 7' 8" (2.94m x 2.34m)

Built in double wardrobe cupboard, dormer window to front with a southern aspect.

En-Suite Shower Room 9' 8" x 6' 10" (2.94m x 2.08m)

White chromium plated fittings, twin shower cubicle, wash hand basin, low level WC, radiator and tiled splashbacks.

Bedroom 2 10' 10" x 9' 10" (3.30m x 2.99m)

Window to front, built in double wardrobe cupboard and radiator.

Bedroom 3 10' 10" x 7' 5" (3.30m x 2.26m)

Window to side, eastern aspect, radiator and distant views.

Family Bathroom 7' 0" x 6' 3" (2.13m x 1.90m)

White contemporary suite, chromium plated fittings. Panelled bath, wash hand basin, low level WC, radiator and window to front.

On the Second Floor

Landing

Built in storage cupboard.

Shower Room 7' 6" x 5' 0" (2.28m x 1.52m)

Twin shower, pedestal handbasin, low level WC and radiator.

Bedroom 4 13' 1" x 9' 2" (3.98m x 2.79m)

Dormer window to front and radiator

Bedroom 5 13' 1" x 10' 10" (maximum) (3.98m x 3.30m)

Dormer window to front and radiator.

Outside

To the front of the property is a laurel hedge and shrubs, pathway which leads to a small area of front garden with shrubs and a gate providing access to the rear garden which is arranged as a courtyard, ideal for summer outdoor entertaining. Fully fenced, with decorative stone work and paving. Outside lighting, water tap.

Directions

From our Bearsted office proceed in westerly direction into Ware Street, passing the railway station on the right hand side, continue to drive along Ware street the property can be found immediately on the right after the railway arch and opposite the Bell public house where you find our For sale board displayed.



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