



**32 The Grove  
Bearsted, Maidstone  
ME14 4JB  
£600,000**

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**Extended 4 bedroom semi detached family home.**



## Description

Exceptional family house in one of the most sought after roads in Bearsted, featuring classical 1930's art deco design. The property has been extended in the past to 1400 square feet over two floors. In the last four years the present owners have methodically refurbished this stunning house, beginning with re-plastering with new heating, wiring, windows, luxuriously appointed kitchen/breakfast room, cloakroom, en-suite and family bathroom. The continuous flooring conveys spacious living accommodation with deep pile carpets to the bedrooms creating cosiness and warmth. Stylishly decorated and beautifully presented set amidst a large plot with a 90ft rear garden. Agents Note: It is considered that this property would achieve £1700-£1800 as a monthly rental on an assured short hold tenancy.

## Location

Bearsted offers an excellent selection of local amenities including a selection of shops on the Ashford Road within a 1/4 of a mile of the property with a medical centre. A little further away is The Village Green which typifies the Kentish scene with its cricket square and pond flanked by Oast houses, with a selection of gastro pubs and restaurants. In the village there is a main line railway station connected to London on The Victoria Line, library, large area of amenity land extending in all to in excess of 20 acres known as The Woodlands Trust. There is a great selection of sporting clubs and societies including tennis, bowls, football, cricket, golf, cubs and scouts, brownies and guides. Educationally the area is well served with the local Thurnham and Roseacre schools catering for infants and juniors. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities with a wider selection of schools and colleges for older children. Mote Park, with its 450 acres, boating lake and leisure centre and swimming pool, two museum, county library and multi-screen cinema. 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

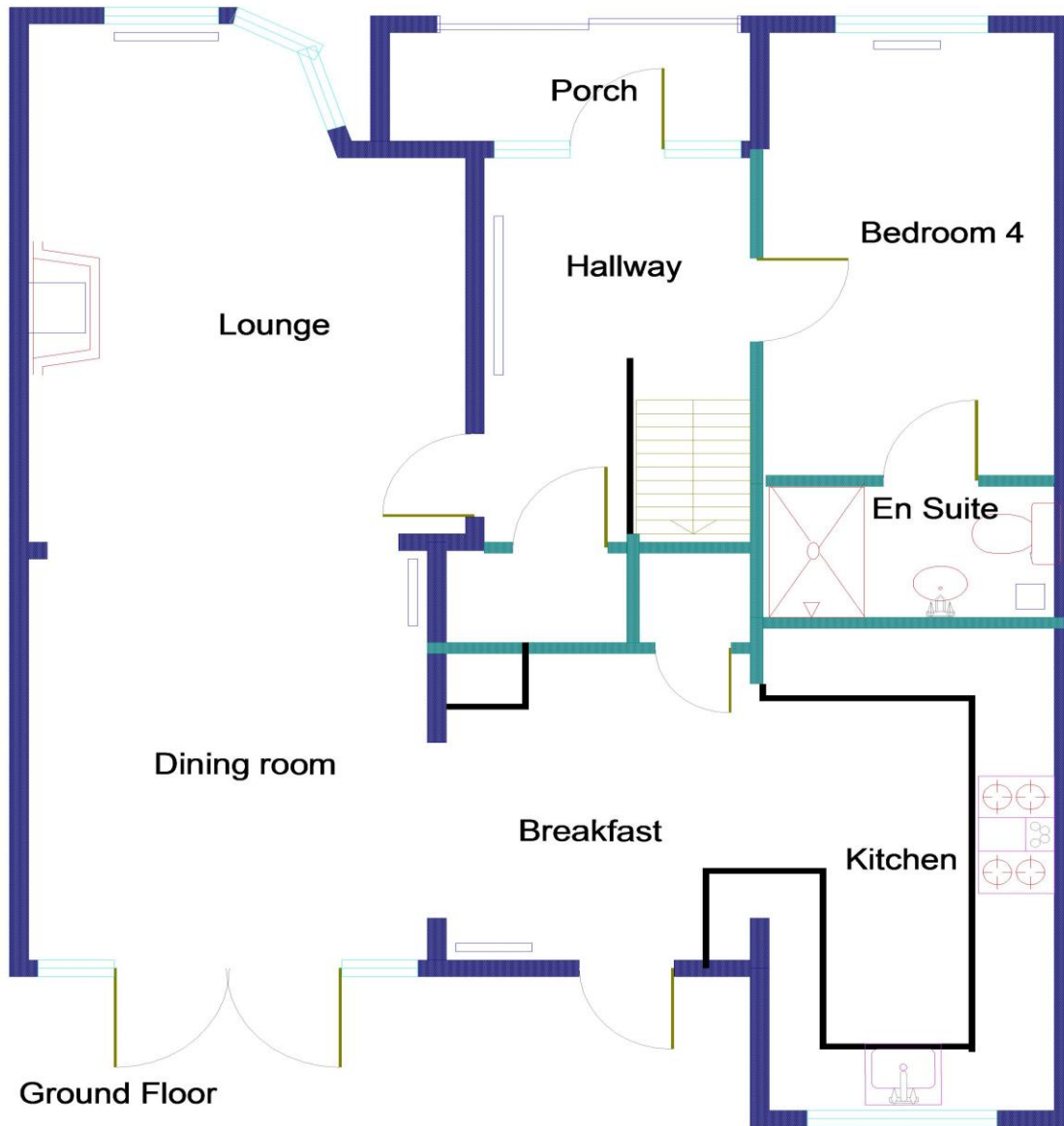
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## VIEWINGS STRICTLY BY APPOINTMENT

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor area 1388 sq' approximately.

N.B:Not to scale, for guidance only.



## ON THE GROUND FLOOR

### ENTRANCE PORCH

Double glazed sliding doors. Composite entrance door with glazed panel to side.

### SPACIOUS ENTRANCE HALLWAY

Stairs to first floor. Pillared radiator. Built in cloak cupboard and under stairs storage with service meters. Oak effect luxury vinyl flooring. Door to:

### LOUNGE 12' 0" x 11' 7" (3.65m x 3.53m)

Bay window to front with southern aspect - Feature fireplace with fitted log burner and granite hearth. Pillared radiator. Archway to:

### DINING ROOM 16' 8" x 11' 0" (5.08m x 3.35m)

UPVC double glazed casement doors leading to garden with glazed panels to side. Pillared radiator. Continuous luxurious vinyl flooring. Archway to:-

### KITCHEN/BREAKFAST ROOM 16' 0" x 12' 9" (maximum) (4.87m x 3.88m)

Modern refitted kitchen (2019) with a range of high and low level units housing Navy shaker style door and drawer fronts, incorporating pull out carousel unit, deep pan drawers and waste disposal bins. Complementing compact working surfaces with tiled splashbacks. Stainless steel one and half bowl sink with mixer tap. Two Zanussi eye level ovens, five burner Zanussi gas hob with stainless steel and glass chimney style extractor hood over. Integrated dishwasher and washing machine. Picture window to rear overlooking garden. UPVC half glazed door to garden.

Upright pillared radiator, breakfast bar with seating for two. Recessed downlighters and hanging pendant lighting. Built in storage cupboard.

### BEDROOM 4 14' 0" x 7' 6" (4.26m x 2.28m)

Window to front. Pillared radiator. Carpet.

### EN-SUITE

White suite comprising walk in shower cubicle with sliding door, thermostatically controlled shower over with rainforest head and hand shower. Fully tiled walls. Low level W.C. Wash hand basin with mixer and tiled splashback with cupboard beneath. Cupboard housing wall mounted gas fired Baxi combination boiler supplying central heating and domestic hot water throughout. Extractor fan and recessed downlighters. Tiled flooring.

## ON THE FIRST FLOOR

### LANDING

Window to side - western aspect. Access to roof space with folding loft ladder. Timber balustrade and newel post.

### BEDROOM 1 16' 0" (into bay) x 11' 0" (4.87m x 3.35m)

Large bay window to front enjoying a southern aspect with distant views. Fitted wardrobes with mirrored sliding doors. Pillared radiator. Carpet.

### BEDROOM 2 12' 0" x 12' 0" (3.65m x 3.65m)

Window to rear overlooking garden. Pillared radiator. Carpet.

### BEDROOM 3 8' 10" x 8' 0" (2.69m x 2.44m)

Double aspect window to front. Pillared radiator. Carpet.

### BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment. Tiled walls, glass shower screen. Pedestal wash hand basin with mixer tap, low level W.C. Chromium plated heated towel rail. Window to rear. Tiled flooring. Extractor fan.

### OUTSIDE

The rear garden measures approximately 90' with block paved patio adjacent to house. Dwarf brick wall and shallow steps leading to extensive lawn with shrub borders either side. Raised planters and further block paved patio to rear and small decked area, perfect for sun lovers. Timber garden shed and ornamental fish pond. To the front of the property is a block paved driveway with lawn to side. Fenced boundaries.



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