



32 Greystones Road
Bearsted, Maidstone
ME15 8PD

Guide Price £375,000 to £400,000

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Bearsted
Maidstone
ME15 8PD**



Description

Beautifully presented light and airy semi-detached house, chalet style with a pleasant open aspect both front and rear. Tastefully styled and fitted throughout with a long (80ft) driveway leading to detached garage. 40ft rear garden enjoying a western aspect, close to open countryside and the Len Valley nature reserve for those sunny afternoon walks. Excellent local amenities including highly regarded local schools.

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

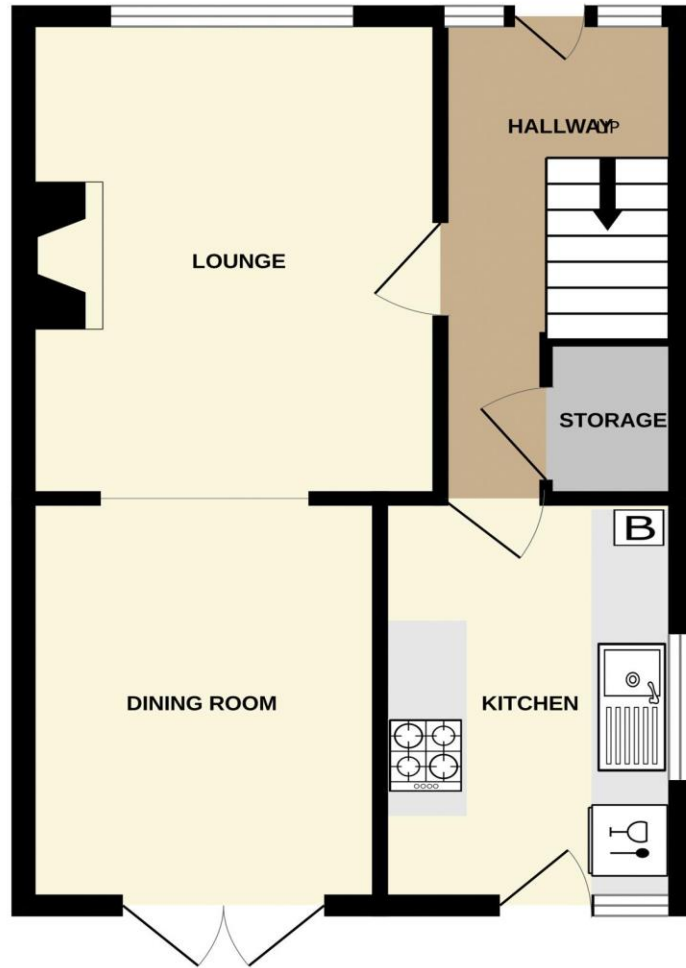
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



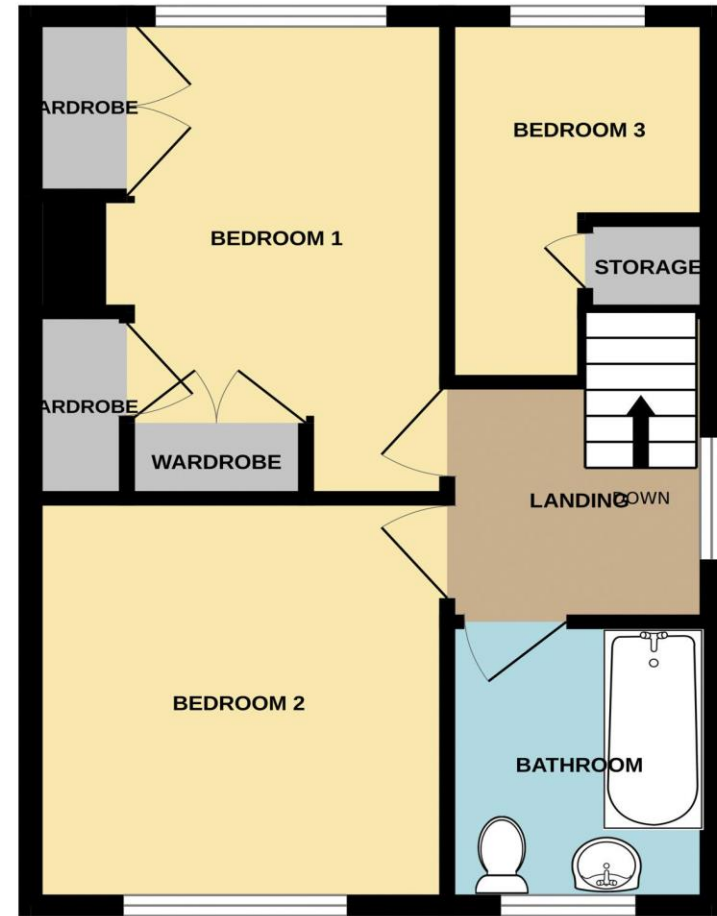
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
32 Greystones

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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.
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ENTRANCE CANOPY

Outside light, half glazed composite entrance door, chrome furniture, glazed side panels.

ENTRANCE HALL 13' 7" x 6' 5" (4.14m x 1.95m)

Double radiator with decorative panel, staircase to first floor, understairs storage cupboard, wood laminate flooring.

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

Continuous laminate flooring, fireplace with timber mantle, fitted stove heater, radiator with decorative cover, picture window to front affording a pleasant open outlook, 4 wall lights. Wide access to:

DINING ROOM 11' 0" x 8' 9" (3.35m x 2.66m)

Continuous wood laminate flooring, radiator, double casement doors overlooking rear garden affording a western aspect.

KITCHEN 10' 3" x 10' 0" (3.12m x 3.05m)

Comprehensively fitted with units, white door and drawer fronts with escutcheon fittings and granite effect working surfaces, beautifully set off by metro tiled splash backs, floating shelves, stainless steel sink, 4 burner gas hob, oven beneath, extractor above, integrated dishwasher, space for fridge/freezer and washing machine, Vaillant wall mounted gas fired combi boiler, double aspect windows with glazed door to garden, continuous laminate flooring.

FIRST FLOOR

LANDING

Access to roof space, window to side.

BEDROOM 1 12' 10" x 9' 4" (3.91m x 2.84m)

An extensive range of built in bedroom furniture with hanging and shelving space and deep drawers, picture window to front with views, eastern aspect, radiator.

BEDROOM 2 10' 10" x 10' 0" (3.30m x 3.05m)

Built in storage cupboard, picture window to rear, western aspect, radiator.

BEDROOM 3 9' 10" x 6' 6" (2.99m x 1.98m)

Over stairs storage cupboard, dorma window to front, views, radiator.

BATHROOM

White contemporary suite with chrome fittings and integrated storage cabinets, panelled bath with glass shower screen, separate shower over, wash hand basin, wc, concealed cystem. Fully tiled walls and flooring, shaver point, dorma window to rear, superb heated towel rail.

OUTSIDE

To the front of the property is an artificial lawned area with well stocked shrub borders, long driveway extending to 80ft with wooden gates, leading to detached concrete sectional garage, 16 x 8. The rear garden has a paved patio area adjacent to house, artificial lawn, shrub borders, further secluded patio area, fully fenced.

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.



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



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

