



19 Restharrow Road
Weaving, Maidstone
ME14 5UH

Guide Price £400,000 to £425,000

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Description

A highly sought after cottage style semi detached extending to in excess of 1000 sq ft. Well decorated with a refitted kitchen, open plan to the dining room. Luxuriously appointed bathroom, en-suite and downstairs cloakroom. Cosy charming lounge, 3 bedrooms, principal bedroom with an en-suite. Downstairs study / 4th bedroom. Attached garage with extensive brick paviour driveway with parking for several vehicles. Well established West facing 35 ft rear garden. A delightful covered sun terrace.

Location

Weaving is located in this attractive position, close to Mote park with its 450 acres, boating lake, leisure centre and swimming pool. This sought after position on the Grove Green estate is convenient to an excellent selection of amenities including Tesco's supermarket and shopping parade, medical and community centres, together with St Johns School catering for infants and juniors. Bearsted mainline railway station is one mile distant and is connected to London on The Victoria Line. The town centre is also one mile distant and offers a more comprehensive selection of amenities including Fremlins Walk shopping area, two museums, theatre, County library and two further railways stations connected to London. There is a wide selection of schools for older children in and around the town centre. 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

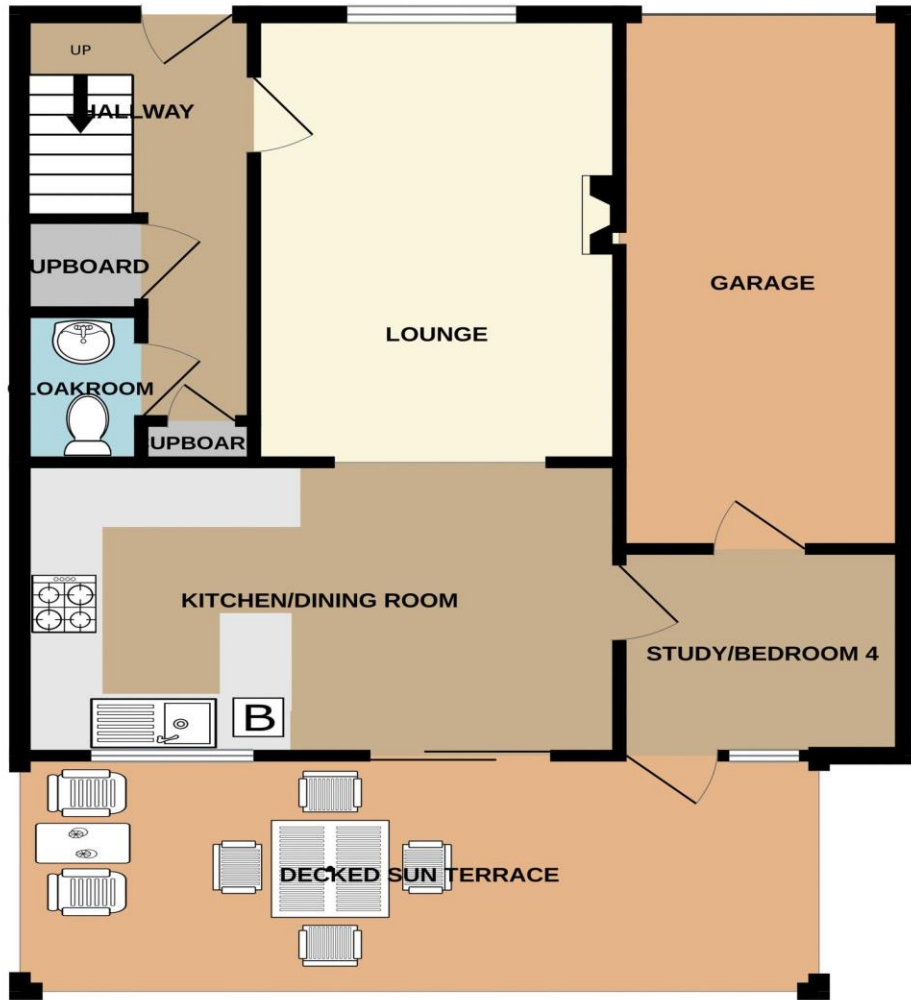
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VIEWINGS STRICTLY BY APPOINTMENT

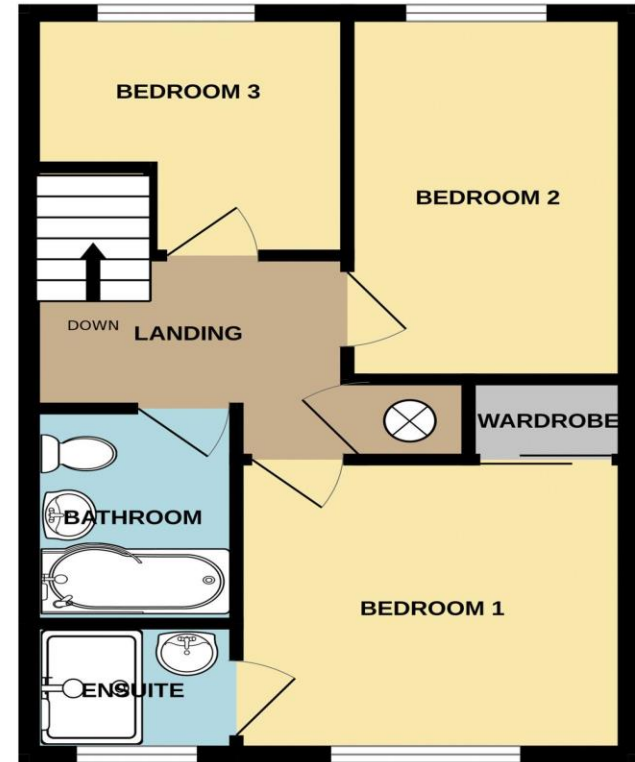
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.7 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 metres cupboard and lighting.

ENTRANCE HALL

Wood laminate flooring, staircase to first floor, built-in storage cupboard, radiator, cloakroom.

CLOAKROOM

White contemporary suite, low level WC, wash hand basin with cupboard beneath, tiled splashback, laminate flooring.

LOUNGE 15' 0" x 10' 0" (4.57m x 3.05m)

Continuous walnut laminate flooring, wall light points, contemporary wall mounted electric fire, dado rail, window to front affording an Eastern aspect. Wide access to

OPEN PLAN KITCHEN / DINING ROOM 16' 4" x 9' 10" (4.97m x 2.99m)

Kitchen Area

A comprehensively fitted with a contemporary range of units, high gloss white door and drawer fronts with stainless steel fittings and granite effect working surfaces. Stainless steel sink with mixer tap, four burner gas hob with extractor hood above and oven beneath. Wine rack, space for washing machine, peninsular breakfast bar, just serviced gas fired boiler, tiled splashbacks, window overlooking rear garden, ceramic tiled floor.

Dining Area

Radiator, continuous walnut finished laminate flooring, double glazed sliding patio doors to sun terrace and garden.

BEDROOM 4 / STUDY 8' 3" x 7' 3" (2.51m x 2.21m)

Walnut laminate flooring, radiator, window and casement door to garden, return door to garage.

ON THE FIRST FLOOR

LANDING

Access to roofspace, timber balustrade, built-in linen cupboard.

BEDROOM 1 10' 8" x 9' 10" (3.25m x 2.99m)

Wood laminate flooring oak finish, double built-in wardrobe cupboard, window overlooking rear garden, radiator.

EN-SUITE SHOWER ROOM

Shower cubicle with folding door, hand basin with integrated cupboard, fully tiled walls, chromium plated heated towel rail, electric shaver point, window to rear.

BEDROOM 2 12' 3" x 7' 6" (3.73m x 2.28m)

Beech laminate flooring, window to front, radiator.

BEDROOM 3 9' 4" x 8' 1" (2.84m x 2.46m)

Radiator, window to front, staircase bulkhead restriction.

FAMILY BATHROOM

White contemporary suite, chromium plated fittings, P shaped bath, wash hand basin, cupboard under, low level WC, half tiled walls with mosaic border tile, chromium plated heated towel rail, ceramic tiled floor.

OUTSIDE

To the front of the property there is an extensive brick paviour parking area with space for 2-3 vehicles. Side pedestrian access, roller shutter door provides access to the integral garage with electric, light and power. The garage measures 16.3ft by 17.10ft.

The rear garden extends to approximately 35ft with an extensive steel framed pergola with polycarbonate roofing, decked terrace beneath. Some paving, lawn, shrubs and garden shed. Western aspect.

Directions

From Maidstone take the Ashford Road A20 signposted to Bearsted. At traffic lights turn left into New Cut Road. At the 3rd roundabout turn right into Grovewood Drive North. Take the first turning on the right into Provender Way, Restharrow Road will be found 3rd turning on the left just beyond St John's school, the property will be found some distance along on the left.



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