



55 Greystones Road  
Bearsted, Maidstone  
ME15 8PD

Guide Price £400,000 to £425,000

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Maidstone  
ME15 8PD



## Description

Beautifully presented semi-detached house occupying a well established and sought after non-estate position within easy access of an excellent selection of local amenities. Featuring a through lounge diner, kitchen, playroom/study with additional cloakroom, three good size bedrooms, family bathroom, good size garden with south facing rear garden. Driveway with ample space for parking several vehicles. Benefitting from gas fired central heating by radiators and UPVC double glazed windows. We recommend your early viewing.

Agents Note: It is considered that this property would achieve £1450 as a monthly rental on an assured short hold tenancy.

## 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

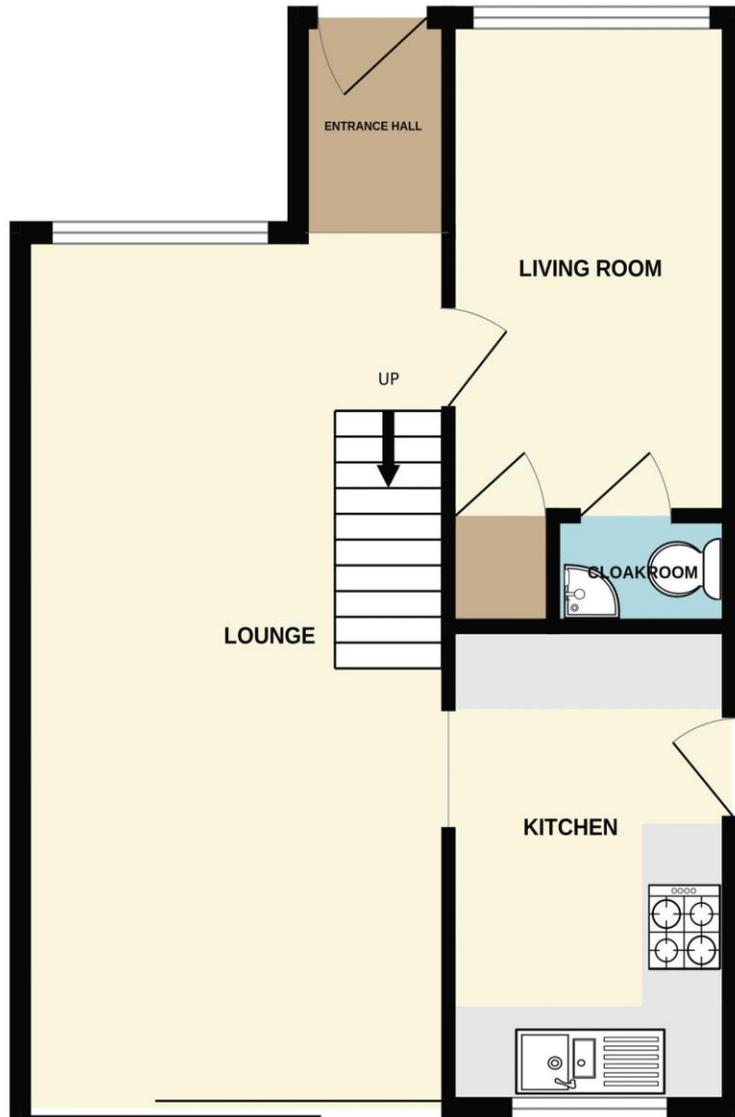
## VIEWINGS STRICTLY BY APPOINTMENT

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

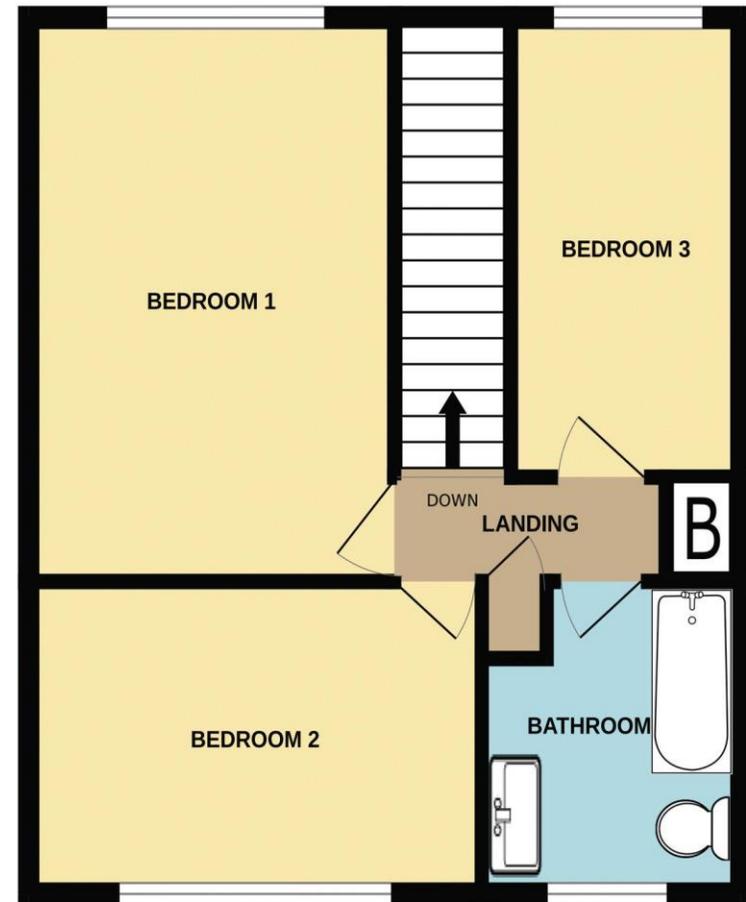


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

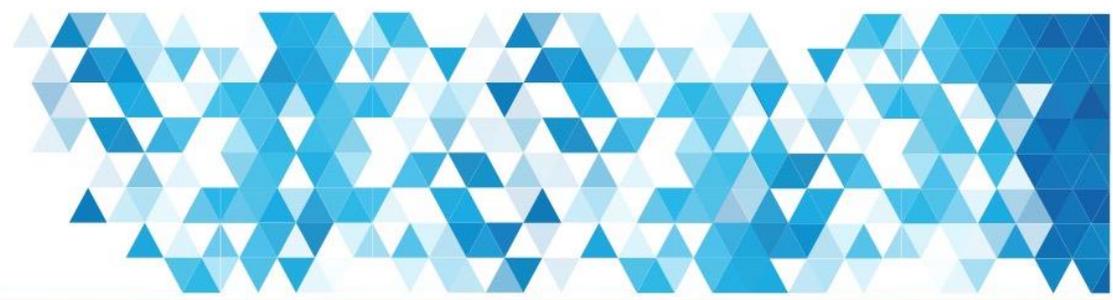


1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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.



## **PORCH**

Fully glazed UPVC front door, oak effect laminate flooring, window to side.

## **LOUNGE/DINER** 22' 4" x 11' 10" (6.80m x 3.60m)

Large window to front, 2 radiators, double glazed casement doors overlooking south facing rear garden, understairs storage cupboard.

## **STUDY/PLAYROOM** 7' 10" x 12' 8" (2.39m x 3.86m)

Window to front and side, herringbone design laminate flooring, storage cupboard, radiator, door to cloakroom.

## **CLOAKROOM**

White low level WC and basin with metro style tiles, heated towel rail, tiled flooring, window to side, extractor.

## **KITCHEN** 8' 0" x 12' 4" (2.44m x 3.76m)

Modern kitchen units with chrome handles, laminate effect work surfaces with metro tile splashbacks, 1 1/2 chrome sink with chrome fittings, window to rear, ceramic tiled flooring. Gas cooker with 4 ring gas hob, extractor over. Space for fridge, freezer, dishwasher and washing machine. Door to rear garden

## **LANDING**

Access to part boarded loft, with fitted ladder, storage cupboard, airing cupboard with gas fired combination boiler providing central heating and domestic hot water throughout.

## **BEDROOM 1** 14' 4" x 10' 2" (4.37m x 3.10m)

Large window to front, radiator, storage cupboard.

## **BEDROOM 2** 12' 2" x 7' 8" (3.71m x 2.34m)

Window to rear, radiator, storage cupboard.

## **BEDROOM 3** 8' 2" x 11' 5" (2.49m x 3.48m)

Window to front, radiator

## **BATHROOM** 6' 4" x 7' 8" (1.93m x 2.34m)

White suite, curved glass shower screen, shower over bath, chrome fittings, low level WC and hand basin with cupboard beneath, fully tiled walls and flooring, heated towel rail, window to rear, heated towel rail.

## **OUTSIDE**

To the front, the property benefits from a driveway suitable for 2 vehicles, lawned area, side access to rear garden. To the rear, the south facing garden has a large patio area adjacent to the property with lawned area. Large garden shed.

## **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 at the bottom of the road in the right hand corner.



SALES OFFICES  
01622 671200



[sales@ferrisandco.net](mailto:sales@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)



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

