



48 The Landway, Bearsted, Maidstone
Kent ME14 4BG
Price £525,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

An attractive and very well presented semi-detached house which is not overlooked to the front or back, with scope to extend (subject to Planning Permission), situated in one of the most sought after roads in Bearsted. The property comprises of a large sitting room leading through to a dining room and then into a fully fitted kitchen. This leads into the utility room, the downstairs WC and door into the garage. Upstairs offers 2 good size double bedrooms with fitted wardrobes, a 3rd single bedroom and a newly well fitted shower room and WC. To the front of the property is a paved driveway leading to the garage and providing off street parking for up to 2 to 3 cars and a front lawn. The circa 130ft attractive rear garden is mainly laid to lawn with mature hedging, shrubs and trees & there is a patio area to the rear of the house. Whilst Bearsted is approximately 2 miles from the centre of Maidstone it has its own historic heart a short walk away, set around the Green, with Holy Cross Church just off one corner and Pubs on two others, an excellent Fish Restaurant, a Delicatessen and other shops and Bearsted station up the road. The shops on the Ashford Road are also within walking distance or a short drive away is the new Marks and Spencer Food Hall and Clothes store for the area, near Junction 7 with the Next store, nearby Notcutts Garden Centre & Newnham Court Shopping Village. No onward chain.

Directions :

From the Bearsted Post Office, proceed west along Ashford Road and take the second turning right into The Landway where you will find 48 on the right opposite the turning into Ames Avenue.

Situation :

Bearsted is an idyllic Kentish village, with a picturesque village green, 2 pubs and several village shops within less than a mile from the property. Other amenities along the Ashford Road or just off, include a Post Office and Pharmacy, a Tesco Express supermarket/petrol station, Library, a Co-op, a Doctors Surgery, another petrol station, a Golf & Tennis Club. The Ofsted-rated outstanding primary schools of Roseacre and Thurnham and mainline station are also within walking distance of the property. Bearsted is surrounded by beautiful countryside including Bearsted Woodland Trust, as well as having easy access to the North Downs and the Pilgrims Way, Leeds Castle & Maidstone town centre. Bearsted Station provides a direct rail link with London, whilst the nearby junction 7 of the M20 provides good road access to London and the coast.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Maidstone Council - Band D - £2,185.53 per annum (2023-24)

All Mains Services

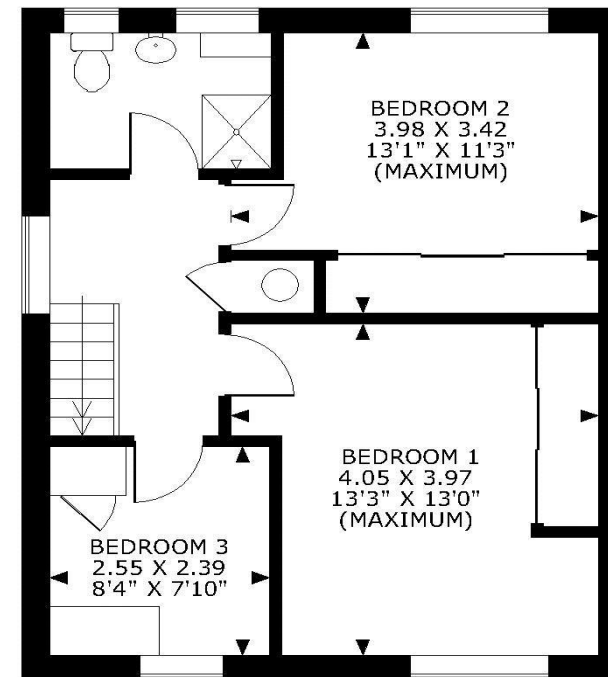
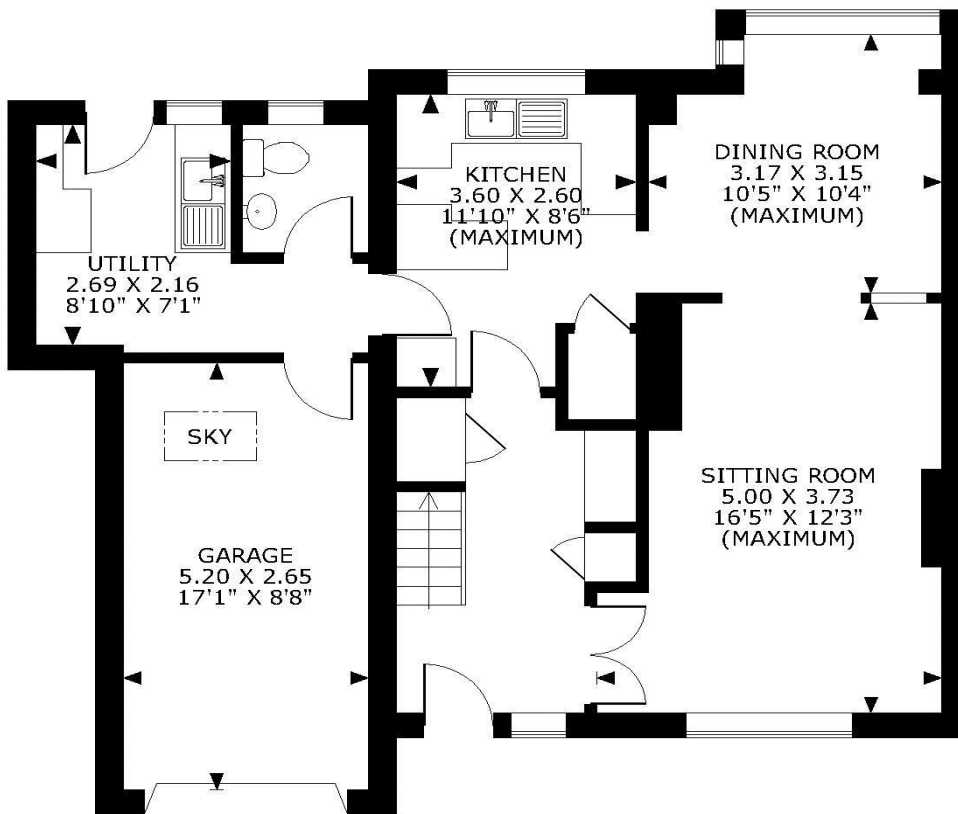
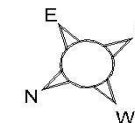
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

48 The Landway, Bearsted, Maidstone, Kent ME14 4BG

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 612 SQ FT/57 SQ M
FIRST FLOOR = 486 SQ FT/45 SQ M
GARAGE = 148 SQ FT/14 SQ M
TOTAL = 1246 SQ FT/116 SQ M



FIRST FLOOR

GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8569922/NJD

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147

Opening Hours

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm

nicola@terracotta.co.uk

www.terracotta.co.uk