

24 Fauchons Close
Bearsted, Maidstone
ME14 4BB

**Guide Price £425,000 to £450,000**

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**Bearsted**
**Maidstone**
**ME14 4BB**









## Description

Situated in the sought-after village of Bearsted, this two double bedroom semi-detached bungalow offers well-proportioned accommodation and is offered for sale with the benefit of no forward chain.

Externally, the property benefits from a brick-paved driveway providing ample off-road parking, together with a detached garage. To the rear is a generous garden, providing an attractive outdoor space with plenty of potential for keen gardeners and entertaining.

Conveniently positioned within this popular residential location, the property presents an excellent opportunity for buyers seeking a bungalow in Bearsted, with the added advantage of vacant possession and no onward chain.

## Location

The property was originally built in the 1960's and is located in this well established highly sought after residential position in the heart of Bearsted. The Village itself boasts an excellent selection of amenities which include a selection of shops with a supermarket, county library, Village Green with a selection of gastro pubs and restaurants. Mainline railway station connected to London, medical centre and a vast array of sporting facilities and clubs including tennis, bowls, football, golf and cricket clubs. To the east of the village is the woodlands trust, a 22 acre site of amenity land for all to enjoy. Within half a mile is Mote Park with its 450 acres, boating lake, leisure centre and municipal swimming pool. The local infant and junior school is highly regarded and there a wider selection of schools and colleges for older children in and around The County Town, the centre of which is approximately two miles distant and offers a more comprehensive selection of amenities including two museums, theatre, county library, multi-screen cinema and two further railway stations connected to London. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Port.

## Council Tax Band

D

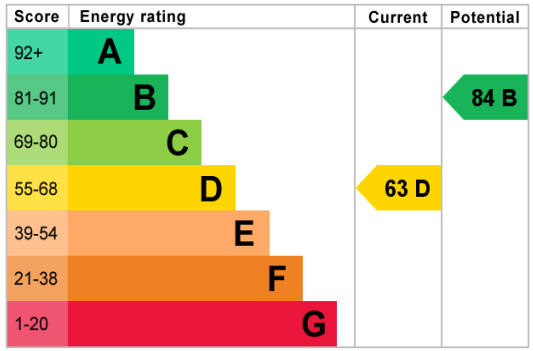
## VIEWINGS STRICTLY BY APPOINTMENT

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

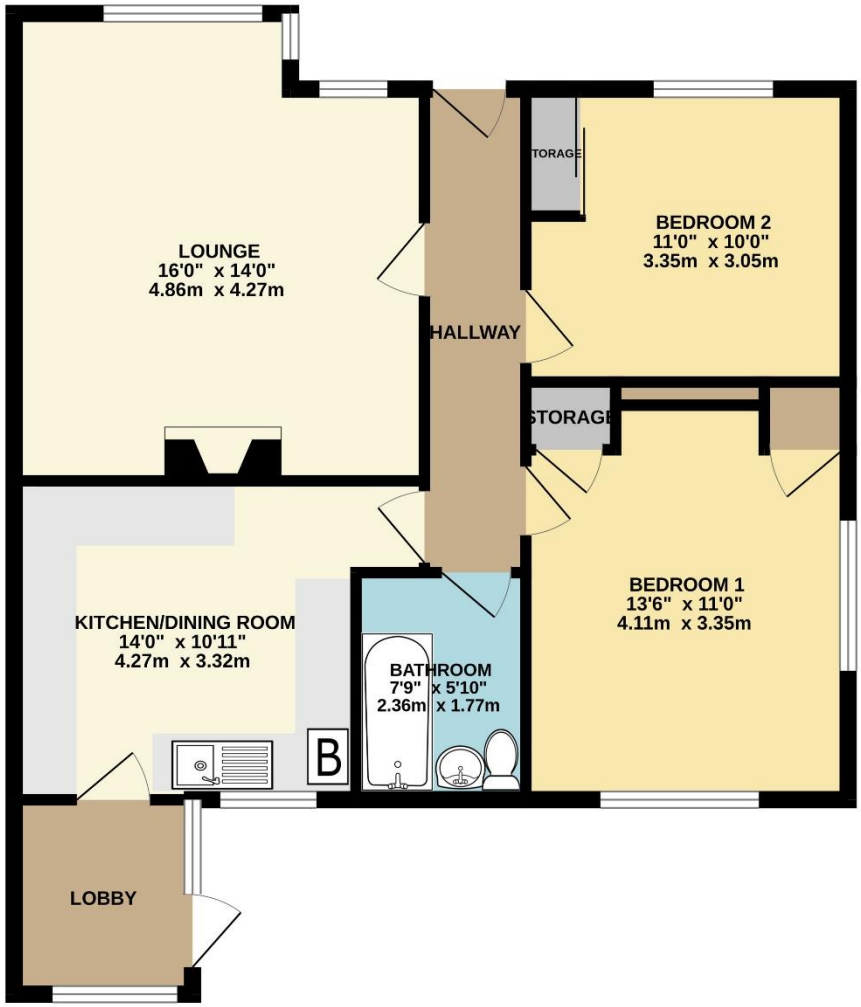
**Accepted offers are subject to a mandatory AML identity check, carried out by a third-party provider, at a cost of £52.00 (including VAT)**







GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.




TOTAL FLOOR AREA : 749 sq.ft. (69.6 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.
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**ENTRANCE HALL**

Access to roof space and radiator.

**LOUNGE** *16' 0" x 14' 0" (4.87m x 4.26m)*

Window to the front with a southerly aspect, radiator, two wall light points and picture rail. Ornamental stone fireplace with raised basket, hearth and wooden mantel, complemented by a feature circular window to the front.

**KITCHEN / DINING ROOM** *14' 0" x 10' 11" (4.26m x 3.32m)*

A range of high and low-level units with wood-effect work surfaces, stainless steel sink with mixer tap and drainer, wall-mounted Worcester boiler, tiled flooring and splashbacks, radiator and plumbing for a washing machine. Space for an under-counter fridge, freezer and cooker, with a window and door providing access to the rear garden.

**BEDROOM 1** *13' 6" x 11' 0" (4.11m x 3.35m)*

A range of built-in bedroom furniture, including wardrobes, chests of drawers and a dressing table, radiator, with windows to the side and rear enjoying views over the garden.

**BEDROOM 2** *11' 0" x 10' 0" (3.35m x 3.05m)*

Window to the front affording a southern aspect, radiator.

**BATHROOM** *7' 9" x 5' 10" (2.36m x 1.78m)*

White suite with chrome fittings comprising WC, wash hand basin and panelled bath with shower over and glass shower screen. Fully tiled walls and window to the rear.

**LOBBY**

Window to side and rear, half glazed door leading to the rear garden.

**OUTSIDE**

To the front of the property is a brick-paved driveway providing off-road parking for several vehicles, with walled boundaries and access to the detached garage, measuring approximately 18' x 8'. Gated pedestrian access leads through to the rear garden.

The rear garden is a particular feature of the property, extending to approximately 75' in length and predominantly laid to lawn. A paved patio adjoins the house, with a personal door providing access to the garage. The garden is enclosed by walled and fenced boundaries and is well stocked with a variety of mature trees and shrubs, with an outside tap also provided.

**Directions**

From our Bearsted office proceed in westerly direction into Ware Street, passing the railway station on the right hand side, taking the first turning on the left into Hogg Hill. At the top of the hill and at the button roundabout take the second exit into Birling Avenue, continue to the end of the road and at the junction with Fauchons Lane turn left and Fauchons Close will be found on the right hand side.

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