



**Merton Road, Bearsted, Maidstone, Kent, ME15 8LS**  
**Offers In Excess Of £400,000**



Occupying a generous corner plot in one of Madginford's popular roads is this spacious extended end-of-terrace family home. With three/four double bedrooms and very generous living accommodation, this is the perfect option for a growing family.

The property is approached via the front garden and driveway which currently offers parking for two cars, with the potential to utilise the garden to create further parking if required. On entering the property you are greeted by a spacious and welcoming entrance hall which provides access to the generous living accommodation, the kitchen/diner is an excellent size, with an additional reception room adjacent which could be used as a playroom or fourth bedroom. The sitting room is well-proportioned, with excellent natural light and the benefit of French doors to the garden. The property also has the added convenience of a downstairs cloakroom.

The first floor landing is bright and airy, leading to the three bedrooms which are all doubles. The principal bedroom benefits from built-in wardrobes and bedroom two has the added attraction of a balcony, giving a lovely space to enjoy a morning coffee.

The rear garden is a lovely size, partly laid to lawn with a spacious paved patio providing ample space for a seating area to enjoy outdoor dining in the warmer months.

\*Some photographs have been virtually staged.

Tenure: Freehold. Council tax band: D. EPC rating: D



## LOCATION

Madginford is served by a parade of shops, library and highly regarded junior/primary school, as well as a convenient bus service to Maidstone town centre, just 3 miles away. The centre of the picturesque village of Bearsted is also close by, with an excellent choice of pubs, cafe's, restaurants, church, doctors surgery and London line station, whilst also offering easy motorway access.

## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room

Kitchen/Dining Area

Playroom/Bedroom 4

### FIRST FLOOR

Landing

Principal Bedroom

Bedroom Two

Balcony

Bedroom Three

Bathroom

EXTERNALLY

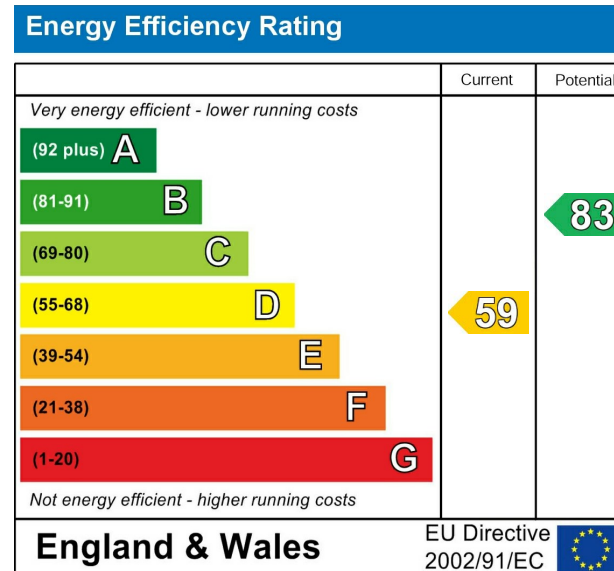
Front garden

Driveway

Rear garden

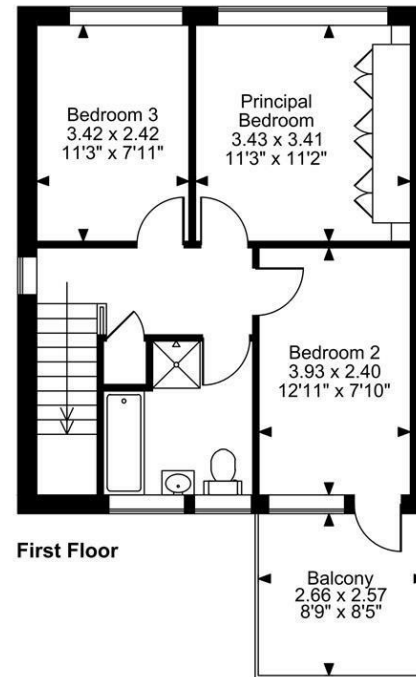
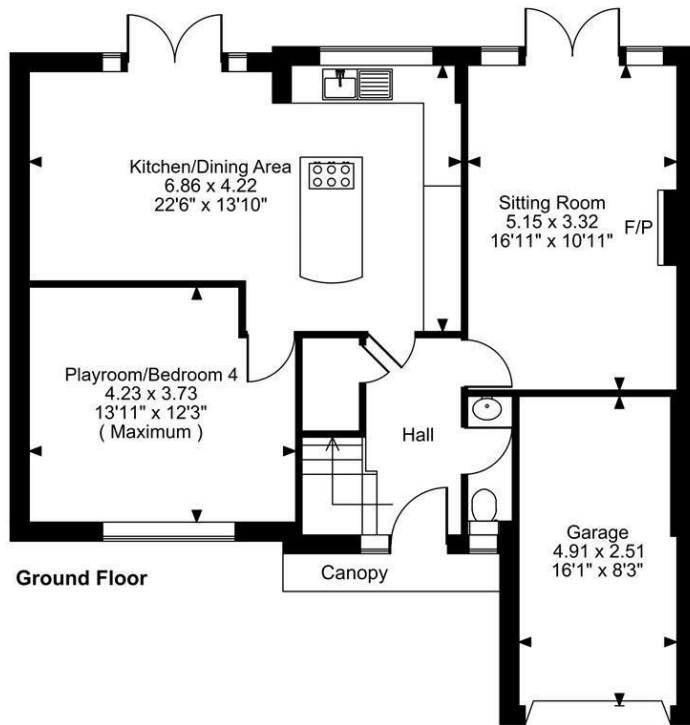
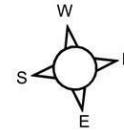
### VIEWINGS

Strictly by arrangement with the Agent's Bearsted Office, 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.



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**Bearsted, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1206 Sq Ft/112 Sq M**  
**Garage = 133 Sq Ft/12 Sq M**  
**Balcony external area = 74 Sq Ft/7 Sq M**  
**Total = 1339 Sq Ft/124 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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