

22 Hill Brow
Bearsted, Maidstone
ME14 4AW

Offers in Excess of £435,000

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Maidstone
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Description

Situated in a quiet cul-de-sac in the highly sought-after village of Bearsted, this extended three-bedroom semi-detached home offers spacious and versatile accommodation, conveniently located within approximately a quarter of a mile of the picturesque village green, mainline railway station and highly regarded infant and junior schools.

The property has been thoughtfully extended to the rear, creating a generous dining/family room which opens into the fitted kitchen, complete with appliances, providing an ideal space for everyday family living and entertaining.

A ground floor shower room adds further convenience, whilst the first floor offers three bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking, an attached garage and a rear garden extending to approximately 60ft.

The garage also offers exciting potential for conversion into additional living accommodation or a fourth bedroom, subject to obtaining the necessary consents and approvals.

Offered for sale with no forward chain, this is an excellent opportunity to purchase a family home in one of the area's most desirable village locations, with excellent potential to adapt and enhance to suit individual needs.

Location

Bearsted offers an excellent selection of local amenities including the village green with gastro pubs, restaurants, shops for everyday needs and a mainline railway station connected to London, on the Victoria Line. To the east of the village is the Woodlands Trust with it's 26 acres of amenity land for all to enjoy. There is a further selection of shops, doctor's surgery, chemist and post office on the Ashford Road. Educationally the area is well served with the local Roseacre and Thurnham Schools catering for infants and juniors. Maidstone the County town is some two and half miles distant and offers a more comprehensive selection of amenities and a wider selection of schools and colleges for older children. The 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

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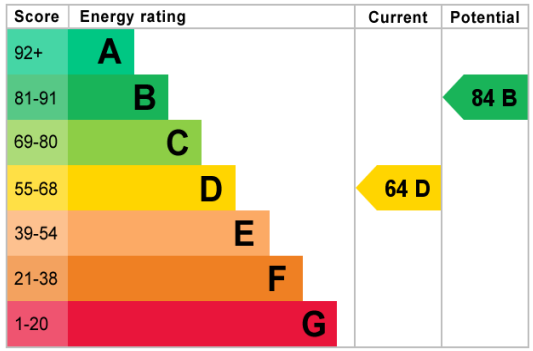
VIEWINGS STRICTLY BY APPOINTMENT

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

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)

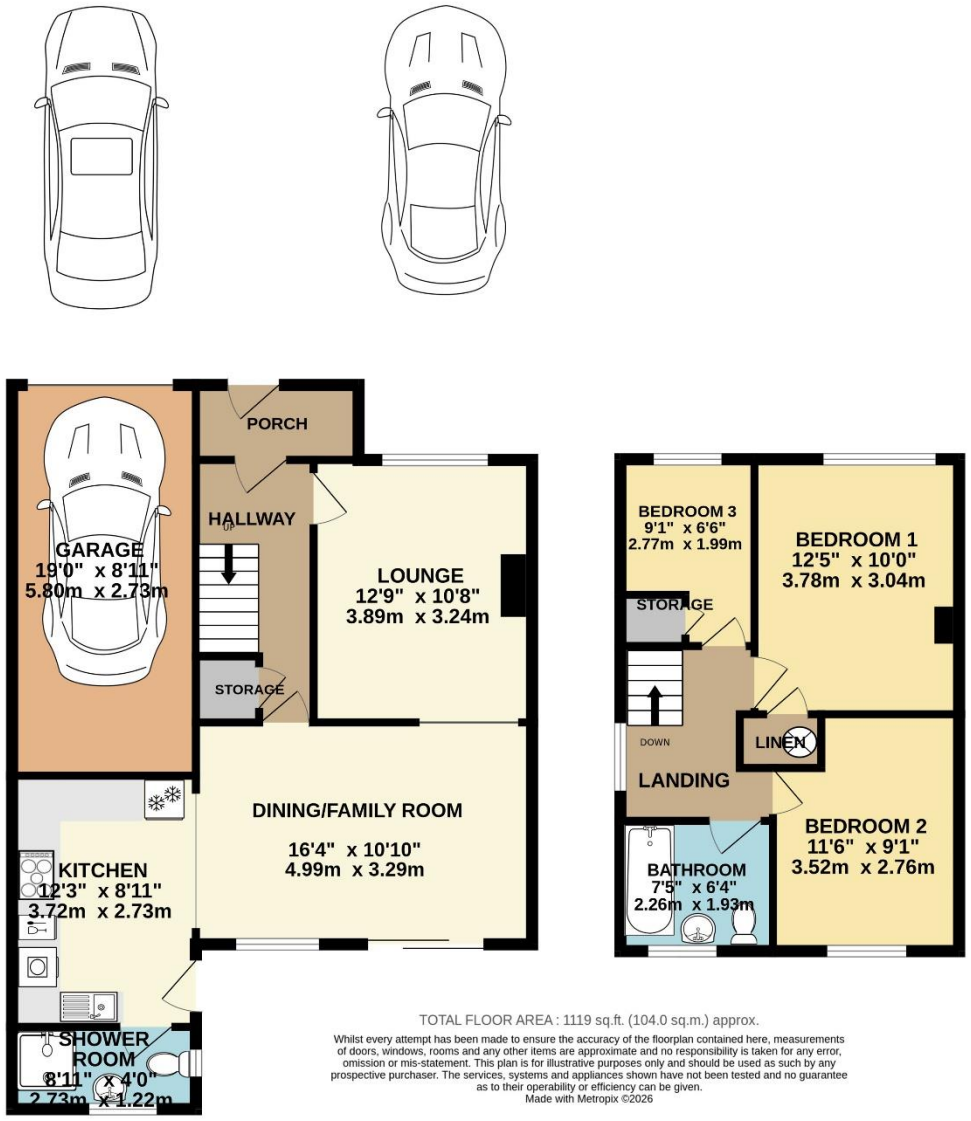






GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.

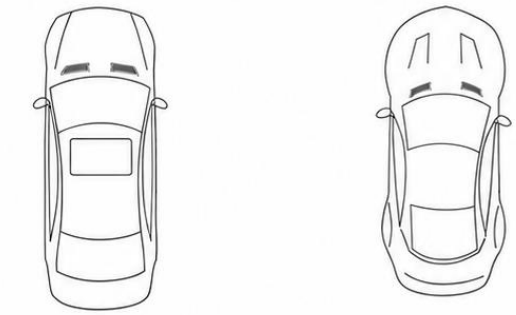


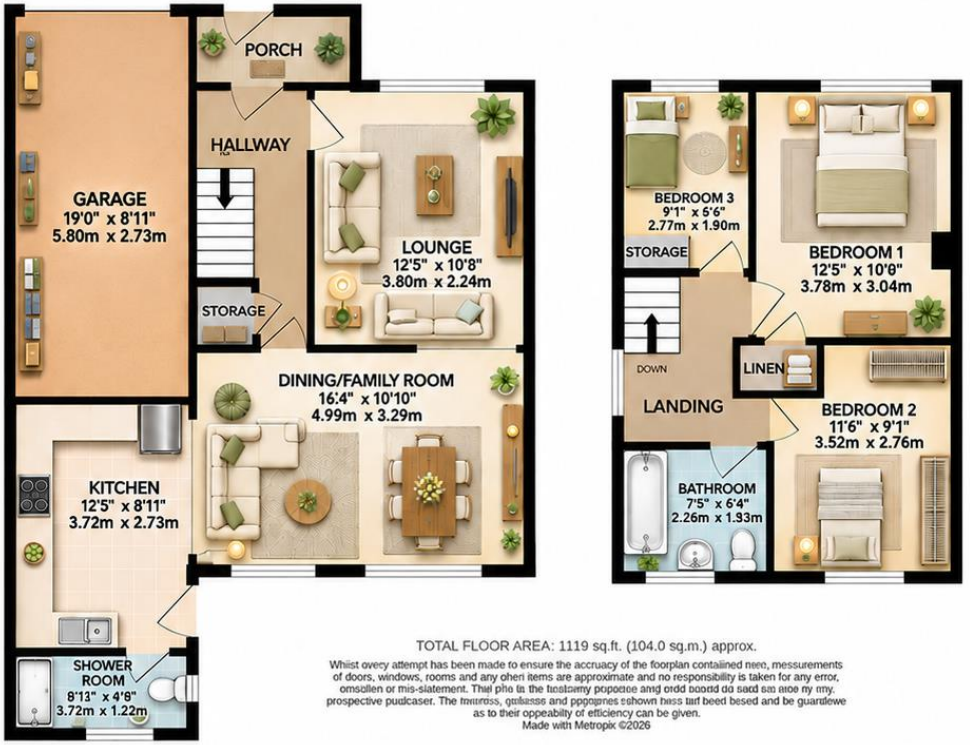
TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

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 PORCH *7' 1" x 3' 8" (2.16m x 1.12m)*

A white UPVC entrance door with glazed side panels, a porthole-style window to the side and wood-effect laminate flooring.

LOUNGE *12' 9" x 10' 8" (3.88m x 3.25m)*

A front-facing window, double radiator and door leading to the hallway, with an open archway providing access to the dining/family room.

DINING / FAMILY ROOM *16' 4" x 10' 10" (4.97m x 3.30m)*

Sliding patio doors provide access to the rear garden. The room benefits from wood-effect laminate flooring, recessed low-voltage lighting and a wide opening leading to:

KITCHEN *12' 3" x 8' 11" (3.73m x 2.72m)*

Fitted with a range of white high-gloss wall and base units, complemented by a white acrylic sink with drainer and mixer tap. Appliances include a Hoover 8kg washing machine, Indesit slimline dishwasher, Beko fridge freezer, and a Flavel range cooker with a five-burner electric hob and stainless steel upstand. Further features include wood-effect vinyl flooring, recessed low-voltage lighting and a glazed door providing access to the rear garden.

SHOWER ROOM *8' 11" x 4' 0" (2.72m x 1.22m)*

Fitted with a low-level WC, shower cubicle with electric shower and wash hand basin with storage cupboard beneath. Further features include partially tiled white walls, vinyl flooring and windows to the side and rear, allowing plenty of natural light.

ON THE FIRST FLOOR

LANDING

Featuring a timber balustrade and handrail, with a window to the side elevation enjoying an easterly aspect.

BEDROOM 1 *12' 5" x 10' 0" (3.78m x 3.05m)*

Featuring a front-facing window, double radiator and chimney breast.

BEDROOM 2 *11' 6" x 9' 1" (3.50m x 2.77m)*

Window overlooking the rear garden and a double radiator.

BEDROOM 3 9' 1" x 6' 6" (2.77m x 1.98m)

Front-facing window, double radiator and a useful over-stairs storage cupboard.

BATHROOM 7' 5" x 6' 4" (2.26m x 1.93m)

Fitted with a white suite comprising a panelled bath with a period-style mixer tap and handheld shower attachment, along with an electric shower over the bath and a folding shower screen. A wall-mounted wash hand basin with mixer tap and storage cupboard beneath is complemented by a low-level WC with concealed cistern. Further features include fully tiled walls, a double radiator, recessed low-voltage lighting, vinyl flooring and a window overlooking the rear garden.

OUTSIDE

To the front of the property is a brick-paved driveway providing off-road parking for two vehicles, along with an attached garage measuring 19' x 8'2", fitted with an electric roller shutter door. The garage benefits from power, lighting and a water tap.

The rear garden extends to approximately 60' in length and slopes gentley towards the bottom. A paved patio area adjoins the house, with shallow steps leading down to a lawned garden enclosed by fenced boundaries. Additional features include an outside light and water tap.

Directions

From our Bearsted Office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, taking the first turning on the left into Hog Hill. At the top of the hill and at the roundabout take the second exit into Birling Avenue, taking the first turning on the right into Mynn Crescent and Hill Brow will be found first turning on the right, follow the road along and the property will be found on the left hand side towards the end.

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