



**16 Madginford Road, Bearsted, Maidstone, Kent, ME15 8LG**  
**Price £335,000**



An extended 3 bedroom semi-detached chalet style property situated in the highly sought after Madginford development which is served by a parade of shops, junior school, doctors, dentist and bus service to Maidstone town centre, which is approximately 3 miles distance. The picturesque village centre of Bearsted is adjacent, where there are numerous inns, restaurants, parish church and London line station. The beautiful grounds of Leeds Castle, Mote Park and the Bearsted Woodland Trust are all close by, as is access to the M20 motorway.

The property, which does require a degree of updating, has excellent off-road parking facilities, attractive rear garden, recently installed gas boiler and adaptable accommodation. We understand the property is offered for sale with no forward chain and a viewing is highly recommended by the Sole Agents.



## ON THE GROUND FLOOR

Enter the property via ....

### Carport

Courtesy door to ....

### Covered Utility Area

Step to sealed unit double glazed front door leading into ....

### L-Shaped Entrance Hall

Staircase to first floor. Under stairs cupboard. Radiator.

### Cloakroom

Low level WC. Corner wash hand basin with tiled splash back. Obscured window to side.

### Lounge 14'6" x 10'9" (4.42m x 3.28m)

Double glazed window to front. Original tiled fireplace with log effect electric fire. Radiator.

### Dining Room 13' x 10'6" (3.96m x 3.20m)

Double glazed sliding patio doors to rear garden. Radiator.

### Kitchen 11'6" x 10' (3.51m x 3.05m)

Good range of high and low level units incorporating single drainer stainless steel sink unit with mixer tap set within round edged work surface. Electric cooker point with extractor fan above. Space and plumbing for washing machine. Further appliance space for under counter fridge/freezer. Vinyl floor covering. Wall mounted gas fired boiler serving domestic hot water and central heating. Double aspect with double glazed window to rear and double glazed door to side.

### Bedroom Two 10' x 9' (3.05m x 2.74m)

Double glazed window to front. Radiator.

### Bedroom Three 13'3" x 7'9" max narrowing to 5'6" (4.04m x 2.36m max narrowing to 1.68m)

Double aspect with glazed window to front and glazed obscured window to rear. Radiator.

### Bathroom

Suite comprising panel enclosed bath with separate Triton shower. Wash hand basin set within vanity unit. Part tiled walls. Radiator. Vinyl floor covering. Obscured window to side.

## ON THE FIRST FLOOR

### Landing

Double glazed window to side.

### Bedroom One 17'9" x 11' (5.41m x 3.35m)

Double glazed window to front. Radiator. Built-in cupboards including eaves storage.

### En-suite Cloakroom

Suite comprising low level WC. Wash hand basin set within vanity unit with tiled splash back.

## EXTERNALLY

The property is approached via a tarmac driveway providing off-road parking facilities for approximately 4 vehicles.

### Gardens

The FRONT GARDEN has been laid to lawn with shrubs and hedging. The enclosed REAR GARDEN

measures approximately 60' in depth tapering towards the rear. The garden is mainly laid to lawn with attractive flower borders. Small patio with shallow steps. Wooden shed.

## VIEWING

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

## DIRECTIONS

From the Agent's Bearsted office proceed towards Maidstone on the A20 Ashford Road and, after a short distance, bear left into Spot Lane. Take the first turning on the right into Royston Road, first left into Madginford Road where number 16 will be found after a short distance on the right hand side.





