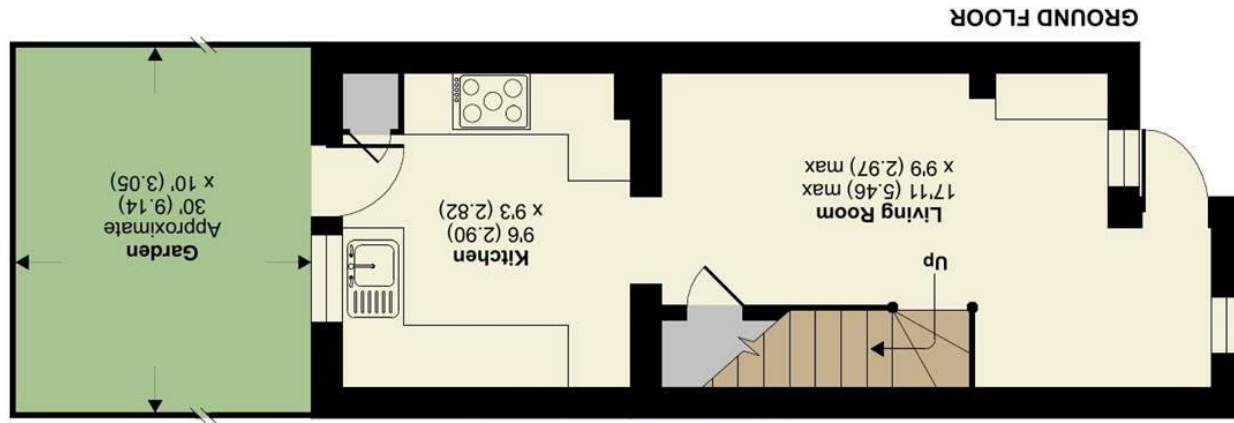


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. Produced for Simon Miller & Company. REF: 1162743



**Ware Street, Bearsted, Maidstone, ME14**  
 Approximate Area = 555 sq ft / 51.5 sq m  
 For identification only - Not to scale

**77 Ware Street, Maidstone, ME14 4PG**

**Offers Over £300,000  
 EPC RATING: D**







Beautiful and characterful Georgian cottage situated in an excellent location in close proximity to Bearsted Green and a perfect location for people looking to use Bearsted train station. The property has been sympathetically renovated and offers many enhancements making this not only a charming home but a practical one too.

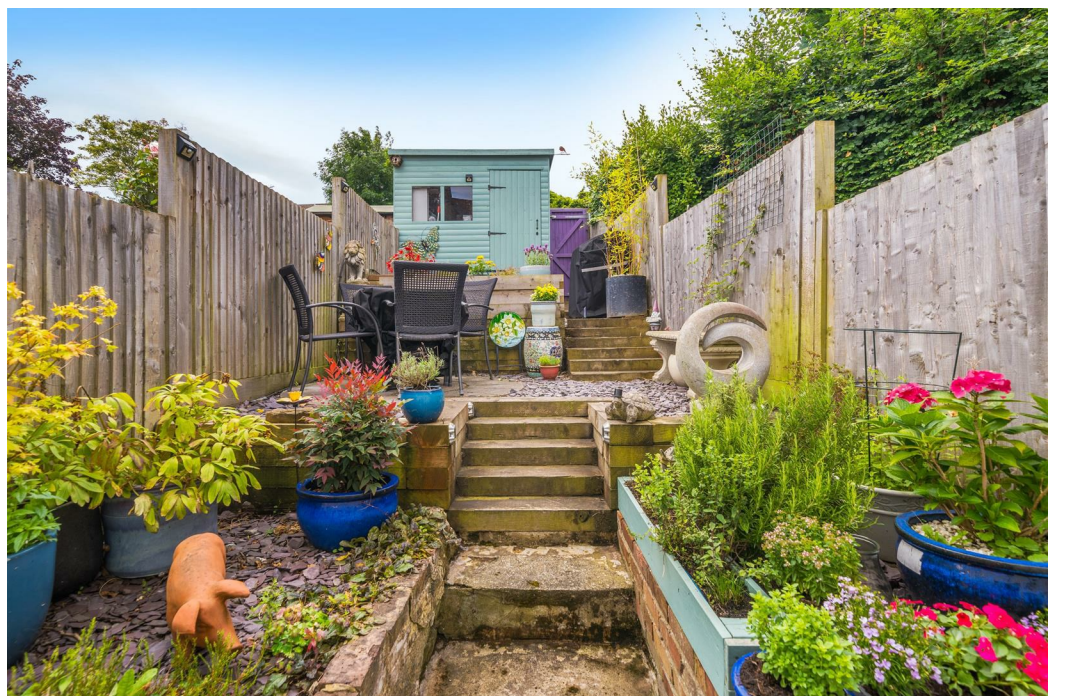
The property is set back behind a grass verge and on the ground floor is a lovely lounge with separate kitchen giving access to the rear garden.

On the first floor there are two good sized bedrooms and a family bathroom with a contemporary suite which comprises wash hand basin, WC and panelled bath with separate shower over.

Bearsted Green is a short walk away is renowned for being one of the most popular village Greens in Kent and prides itself on the history and local events that are put on here regularly, these include, annual fayres, music shows, farmers markets, cricket matches and many others amazing events. There are local pubs and restaurants close at hand along with motorway links, mainline train station with fast and regular links to London Victoria and Maidstone Town Centre which again has an array of shops, bars and restaurants and prides itself on being Kent's County Town.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band C**  
**EPC Report D**



- Charming Georgian Cottage • Off Street Parking For One Car • Walking Distance To Bearsted Station • Superb Location Close To Bearsted Green • Country Style Fitted Kitchen • Reception Room With Log Burning Stove

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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