

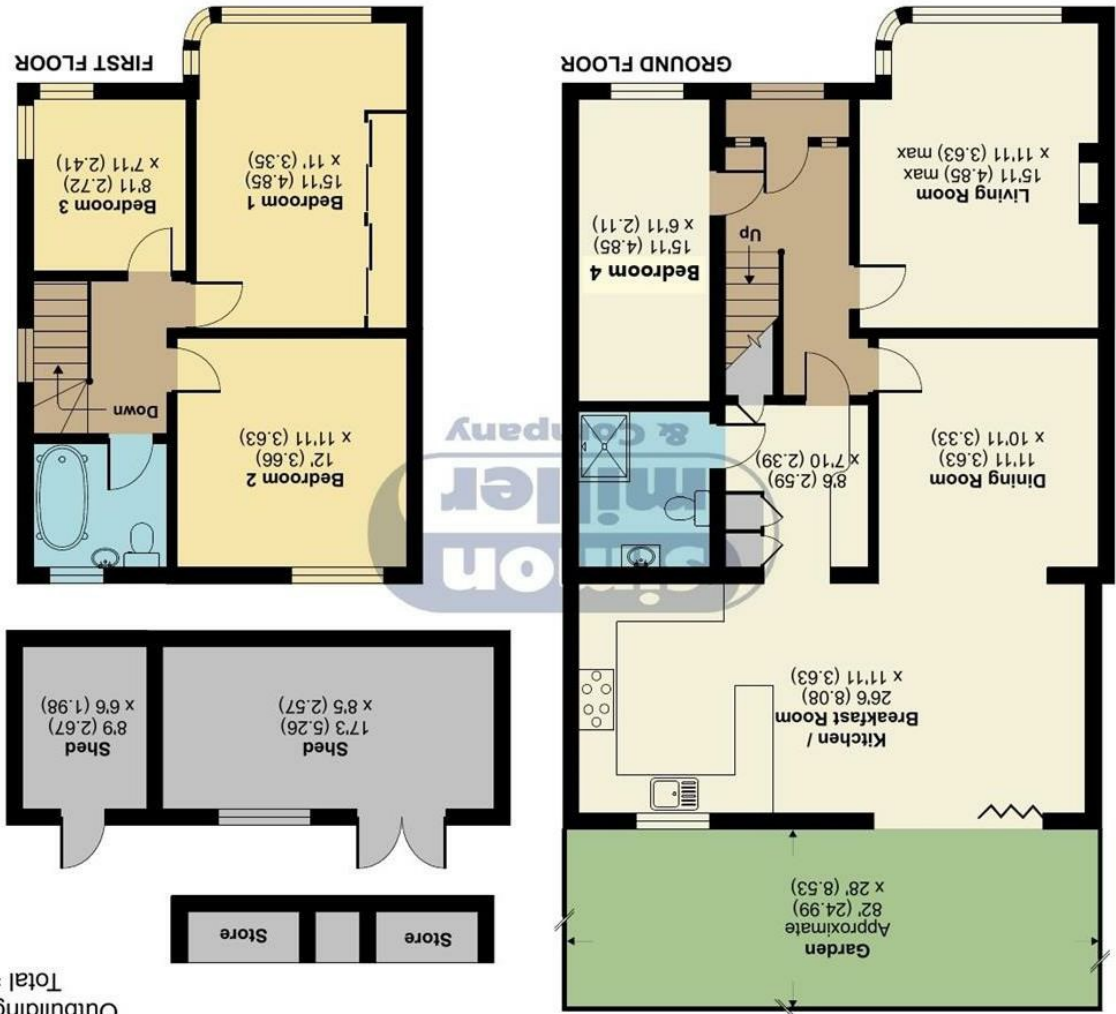


7 The Grove, Maidstone, ME14 4JB

Asking Price £700,000
EPC RATING:

The Grove, Bearsted, Maidstone, ME14

Approximate Area = 1570 sq ft / 145.8 sq m
Outbuildings = 211 sq ft / 19.6 sq m
Total = 1781 sq ft / 165.4 sq m
For identification only - Not to scale



RICS
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Simon Miller & Company. REF: 838402

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Situated in the sought-after location of The Grove, Bearsted, this attractive 1930s semi-detached home combines period character with high-quality modern improvements.

The property offers well-proportioned and versatile accommodation, including two spacious reception rooms and a beautifully appointed kitchen/breakfast room, which has been refurbished to a high standard and provides an excellent space for both everyday living and entertaining. The accommodation includes three generously sized bedrooms, complemented by a well-presented family bathroom on the first floor and a modern bathroom conveniently located on the ground floor, making the property well suited to families and those requiring additional flexibility.

A thoughtfully designed side extension has enhanced the overall accommodation while remaining sympathetic to the original character of the house. Externally, the property benefits from off-street parking, a well-maintained setting within one of Bearsted's most desirable residential roads, and a substantial outbuilding with power and heating, currently utilised as a gym but offering excellent potential as a home office, studio or hobby room.

Bearsted is a popular village location that is also extremely well positioned for those seeking entertainment and communication links; The village offers several bars and restaurants alongside the many and varied events that the community hold locally and together on the green such as summer fetes, music events and cricket matches to name but a few. Maidstone town centre is also close at hand with everything one would expect from Kent's county town including both shopping facilities and entertainment for young and old alike. Not only are train lines within a short walk but also the M2 and M20 motorways are within very easy reach for the road user.

MATERIAL INFORMATION

Freehold
Council Tax Band
EPC Report



- Premier Location In Bearsted • Beautifully Presented 1930's Semi Detached House • Luxurious Kitchen/Breakfast Room • Family Bathroom & Downstairs Shower Room • Refurbished To A High Standard Throughout • Extended To Side & Rear • 82' South Facing Gardens • Off Street Parking • CCTV And Alarm System • Built In Bin And Log Store

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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