



4 Smarts Cottages The Green  
, Bearsted  
ME14 4EA

Guide Price £350,000 - £375,000 (£1350)



**4 Smarts Cottages  
The Green**

**Bearsted  
ME14 4EA**

**Charming late Victorian three bedroom terraced house situated in the heart of Bearsted Village.**



Description

Charming late Victorian three bedroom terraced house situated in the heart of Bearsted Village. Backing onto Bearsted Village Green with views from the rear of the cottage over the cricket pavilion and square beyond. The accommodation is arranged on three floors extending in all to just under 800 square feet, freshly redecorated throughout and presented with several original Victoria features. The property also benefits from gas fired central heating by radiators and replacement double glazed windows. \*\*\*End of Chain\*\*\*

Location

Located this close to the Village Green is an idyllic existence, within walking distance of the local shops with fresh bread, cakes and pies. A selection of gastro pubs and restaurants and a traditional working mens club. A short step beyond The Green is the mainline railway station connected to London on the Victoria line. Educationally the area is well served with local Roseacre and Thurnham schools. A wide selection of clubs including tennis, bowls, football, cricket, golf, brownies and guides, cubs and scouts. Uniquely Bearsted has The Woodland Trust with its 26 acres of amenity land. Maidstone The County Town is some 3 1/2 miles distant and has a wider selection of amenities including two museums, theatre, county library, multi-screen cinema and a wide selection of schools and colleges for older children in and around the town centre. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

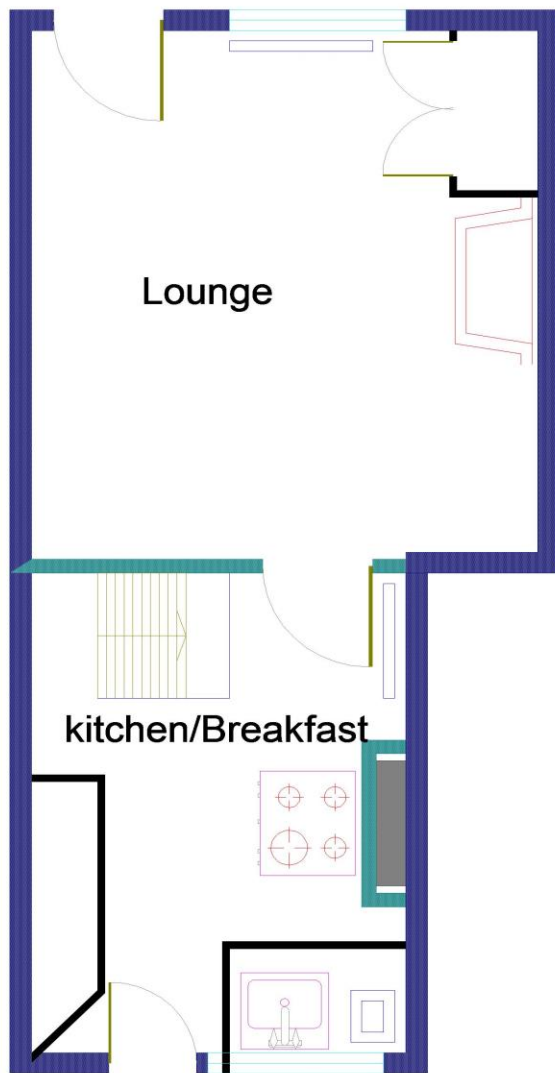
Council Tax Band C

VIEWINGS STRICTLY BY APPOINTMENT

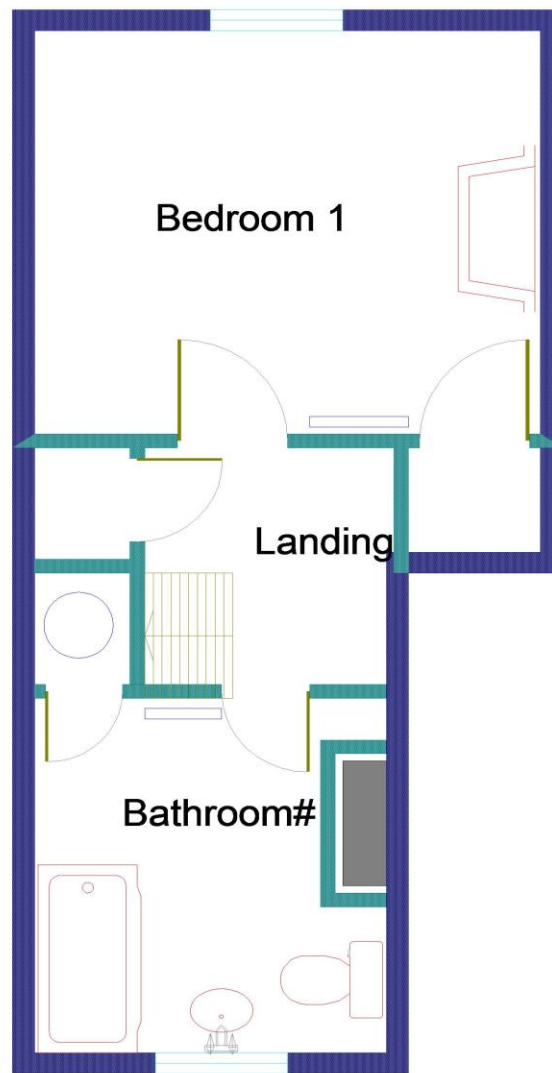
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Energy Performance Certificate			HM Government
4 Smarts Cottage, The Green, Bearsted, MAIDSTONE, ME14 4EA			
Dwelling type: End terrace house	Reference number: 0902-2810-7480-8272-2781		
Date of certificate: 30 August 2012	Type of assessment: EPC for existing dwelling		
Date of assessment: 30 August 2012	Total floor area: 73 m <sup>2</sup>		
Use this document to:			
* Compare current ratings of properties to see which properties are more energy efficient			
* Find out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years:		£ 3,312	
Over 3 years you could save:		£ 927	
Estimated energy costs of this home			Potential future savings
Lighting	£ 177 over 3 years	£ 128 over 3 years	You could save £ 927 over 3 years
Heating	£ 2,091 over 3 years	£ 2,042 over 3 years	
Hot Water	£ 444 over 3 years	£ 210 over 3 years	
Total	£ 3,312	£ 3,380	
These figures show how much the average household would spend in this property for heating, lighting and hot water, and are based on energy costs for individual households. They exclude energy use for running appliances and hot water, and electricity generated by photovoltaic panels.			
Energy Efficiency Rating			
Current rating: D	Potential rating: C		
The graph shows the current energy efficiency of your property. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of understanding the recommendations on page 9.			
The average energy efficiency rating for a dwelling in the area (excluding those in homes not covered by the Energy Performance Certificate scheme) is shown on the graph. This is based on energy use and energy use efficiency.			
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1. Insulate or replace hot water tank	£14,000 - £14,000	£ 128	
2. Low energy lighting for all fixed outlets	£ 0	£ 128	
3. Heating controls (thermostatic radiator valves)	£ 300 - £300	£ 210	
See page 9 for a full list of recommendations for this property.			
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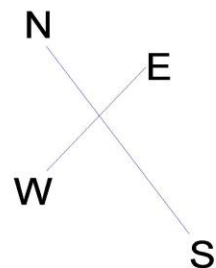
Ground Floor



First Floor



Second Floor



Floor area 793 sq' approximately.

N.B:Not to scale,for guidance only.





## ON THE GROUND FLOOR

Hardwood entrance door, outside light

### **LOUNGE** 12' 9" x 11' 7" (3.88m x 3.53m)

Feature brick fireplace with open grate, built-in fireside storage cupboard with service meters, double radiator, wood laminate flooring.

### **KITCHEN/BREAKFAST ROOM** 11' 8" x 9' 4" (3.55m x 2.84m)

Oak door and drawer fronts with complimenting working surfaces comprising; stainless steel sink unit, gas cooker point, wall mounted gas fired boiler supplying central heating and domestic hot water throughout, plumbing for automatic washing machine. Tiled splashbacks. Staircase to first floor with decorative balustrade. Window and door overlooking rear garden. Double radiator. Wood laminate flooring.

## ON THE FIRST FLOOR

### **LANDING**

Built in storage cupboard

### **BEDROOM 1** 12' 0" x 10' 5" (3.65m x 3.17m)

Cast iron Victoria feature fireplace, register style, with raised basket. Radiator. Window to front.

### **SPACIOUS BATHROOM** 11' 8" x 9' 4" (3.55m x 2.84m)

White suite with chromium plated fittings comprising; panelled bath with shower over, glass shower screen, pedestal wash hand basin, low level WC. Tiled splashbacks, vinyl flooring, double radiator, window to rear affording a south western aspect.

Built-in linen cupboard with lagged copper cylinder and fitted immersion heater, shelving above.

### **BEDROOM 2** 13' 2" x 11' 10" (4.01m x 3.60m)

Gable topped dormer to rear enjoying a south western aspect, some head height restriction. Radiator, wall light point. Intercommunicating with Bedroom 3.

### **BEDROOM 3** 11' 8" x 9' 3" (3.55m x 2.82m)

Dormer window to front, gable topped. Wall light point, some head height restriction.

### **OUTSIDE**

FRONT GARDEN: Brick paviour pathway, iron railings, privet hedging, shingle. REAR GARDEN: Extends to approximately 30ft and enjoys south western aspect backing onto the village green. Concrete patio adjacent to house, shingle, fully fenced boundaries, rear pedestrian access.

### **Directions**

From our Bearsted office proceed in an easterly direction into The Green and the property will be found a short distance along on the right hand side just before the Oak on the Green public house as indicated by our sign board.



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