



45 Button Lane
Bearsted, Maidstone
ME15 8DW
£600,000 - £625,000

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Maidstone
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Description

We are delighted to offer for sale this most attractive substantial family house located on a small select development on the edge of open countryside yet within walking distance of excellent local amenities on the Ashford Road - indeed the property backs onto Woodland.

The only owners have cleverly extended this well appointed family home now arranged on 3 floors with a superb loft conversion. Extending in all to just under 1900sq'. There are 5 good bedrooms, bathroom, shower room, en-suite and cloakroom. Added to which there are 3 reception rooms and a fitted kitchen. Gas central heating and built in wardrobes with many new carpets and oak internal doors. Garage with double width driveway, landscaped rear garden - south eastern aspect. Originally built by Hillreed homes 20 years ago when the present owner took occupation and subsequently it has been extended by them to create this well proportioned home we find today.



Location

Most conveniently placed close to the Ashford Road with its excellent selection of local shops providing for everyday needs, medical centre and the nearby Madginford school and Roseacre School, catering for infants and juniors. Within the village there is a selection of pubs, restaurants, library and main line railway station connected to London on the Victoria Line. The village also boasts an excellent selection of leisure facilities including golf, cricket, football and tennis clubs, for older children there is cubs and scouts, guides and brownies. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities including a wider range of schools for older children. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

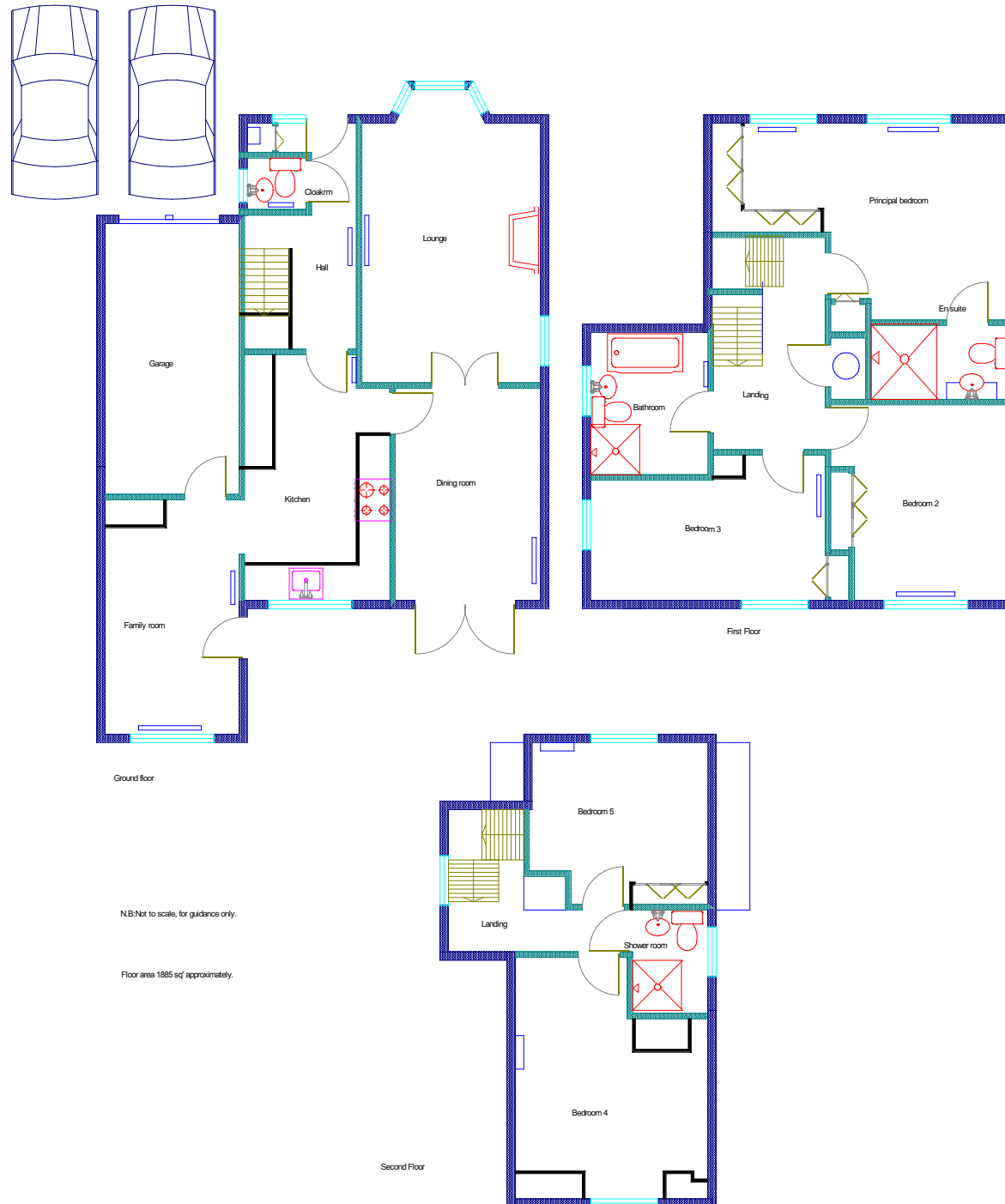
Council Tax Band

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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.





Ground floor

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

Floor area 1885 sq' approximately.

Second Floor



ON THE GROUND FLOOR

ENTRANCE CANOPY

Outside light, partly glazed composite entrance door.

ENTRANCE HALL

Staircase to first floor, understairs cupboard. Further built in cupboard housing Vaillant recently replaced gas fired boiler, consumer unit. Radiator. Dado rail. Wood laminate flooring.

CLOAKROOM

White suite low level W.C. Wash hand basin. Radiator. Wood laminate flooring.

LOUNGE 18' 0" IKNT0 BAY x 10' 9" (5.48m x 3.27m)

Adams style fire surround with inset marble and hearth, fitted living flame gas fire. SDouvl aspect windows featuring a bay window to front. 2 radiators. Double casement doors to:-

DINING ROOM 12' 1" x 9' 1" (3.68m x 2.77m)

Radiator. Double casement doors to garden.

KITCHEN 14' 7" x 8' 2" (4.44m x 2.49m)

Fitted with units having woodgrain finish and complementing slate effect working surfaces. New stainless sink and mixer tap. 4 burner gas hob. Eye level oven and grill. Plumbing for automatic washing machine and dishwasher. Vinyl flooring. Pelmet lighting. Window overlooking rear garden. Tiled splashbacks. Wide access to:-

FAMILY ROOM 13' 1" x 8' 2" (3.98m x 2.49m)

Breakfast bar with cupboard over. 2 double radiators. Vinyl flooring. Window overlooking rear garden. Door to garden. Return door to garage.

ON THE FIRST FLOOR

LANDING 12' 5" x 6' 10" (3.78m x 2.08m)

STAIRCASE TO 2ND FLOOR. Built in linen cupboard with new hot water cylinder.

PRINCIPAL BEDROOM 17' 10" x 10' 5" (max) (5.43m x 3.17m)

Incorporating a dressing area and en-suite shower. Range of built in wardrobe cupboards, further built in storage cupboard. Two windows to front. Radiators. Southern aspect.

EN-SUITE SHOWER ROOM

Large twin shower. Wash hand basin with integrated cupboards. Low level W.C. Radiator. Window to side.

BEDROOM 2 12' 0" x 9' 6" (3.65m x 2.89m)

Range of built in wardrobe cupboards. Window to rear. Radiator.

BEDROOM 3 12' 0" x 8' 6" (MAX) (3.65m x 2.59m)

Double aspect windows. Radiator. Built in wardrobe cupboard.

FAMILY BATHROOM

White suite with panelled bath with mixer tap. Separate shower cubicle. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator/towel rail. Vinyl flooring.

ON THE SECOND FLOOR

LANDING

Window to side.

BEDROOM 4 14' 7" x 11' 4" (4.44m x 3.45m)

Built in wardrobe cupboards. Chest and drawers. Window to rear. Panel heater.

BEDROOM 5 11' 4" x 9' 10" (3.45m x 2.99m)

Range of built in wardrobe cupboards. Panel heater. Eaves storage cupboard. Window to front - south western aspect.

SHOWER ROOM

Shower cubicle. Hand basin. Wood laminate flooring. Panel heater. Velux window. Tiled splashback.

Directions

From Maidstone leave via the Ashford Road, A20, passing through the traffic lights at the junction with Willington Street into Bearsted taking the third turning on the right into Cavendish Way, passing the Volvo garage on the left. At the end of the road turn left a continuation of which is Button Lane.



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