



37 The Grove
Bearsted, Maidstone
ME14 4JB

Guide Price £400,000 - £425,000

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Description

A wonderful opportunity to purchase this rarely available semi-detached bungalow, located on one of Bearsted’s most sought-after roads, renowned for its exquisite Art Deco architecture. The property offers excellent scope and potential for extension or further enhancement (subject to the usual consents). Arranged entirely on one level, the accommodation extends to approximately 735 sq ft and features rendered elevations beneath a Dutch-glazed interlocking tiled roof. NO FORWARD CHAIN. Set well back from the road, the bungalow benefits from a generous 60-ft driveway and a secluded rear garden measuring approximately 45 ft, providing a high degree of privacy. Agents note: It is considered that this property would achieve £1500/£1600 per calendar month on an assured short hold tenancy. **The photographs marked "Virtual Staging" have been created using AI technology and are not displaying a true representation.**

Location

Bearsted offers an excellent selection of local amenities including a selection of shops on the Ashford Road within a 1/4 of a mile of the property with a medical centre. A little further away is The Village Green which typifies the Kentish scene with its cricket square and pond flanked by Oast houses, with a selection of gastro pubs and restaurants. In the village there is a main line railway station connected to London on The Victoria Line, library, large area of amenity land extending in all to in excess of 20 acres known as The Woodlands Trust. There is a great selection of sporting clubs and societies including tennis, bowls, football, cricket, golf, cubs and scouts, brownies and guides. Educationally the area is well served with the local Thurnham and Roseacre schools catering for infants and juniors. Maidstone town centre is some two miles distant and offers a more comprehensive selection of amenities with a wider selection of schools and colleges for older children. Mote Park, with its 450 acres, boating lake and leisure centre and swimming pool, two museum, county library and multi-screen cinema. 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
D

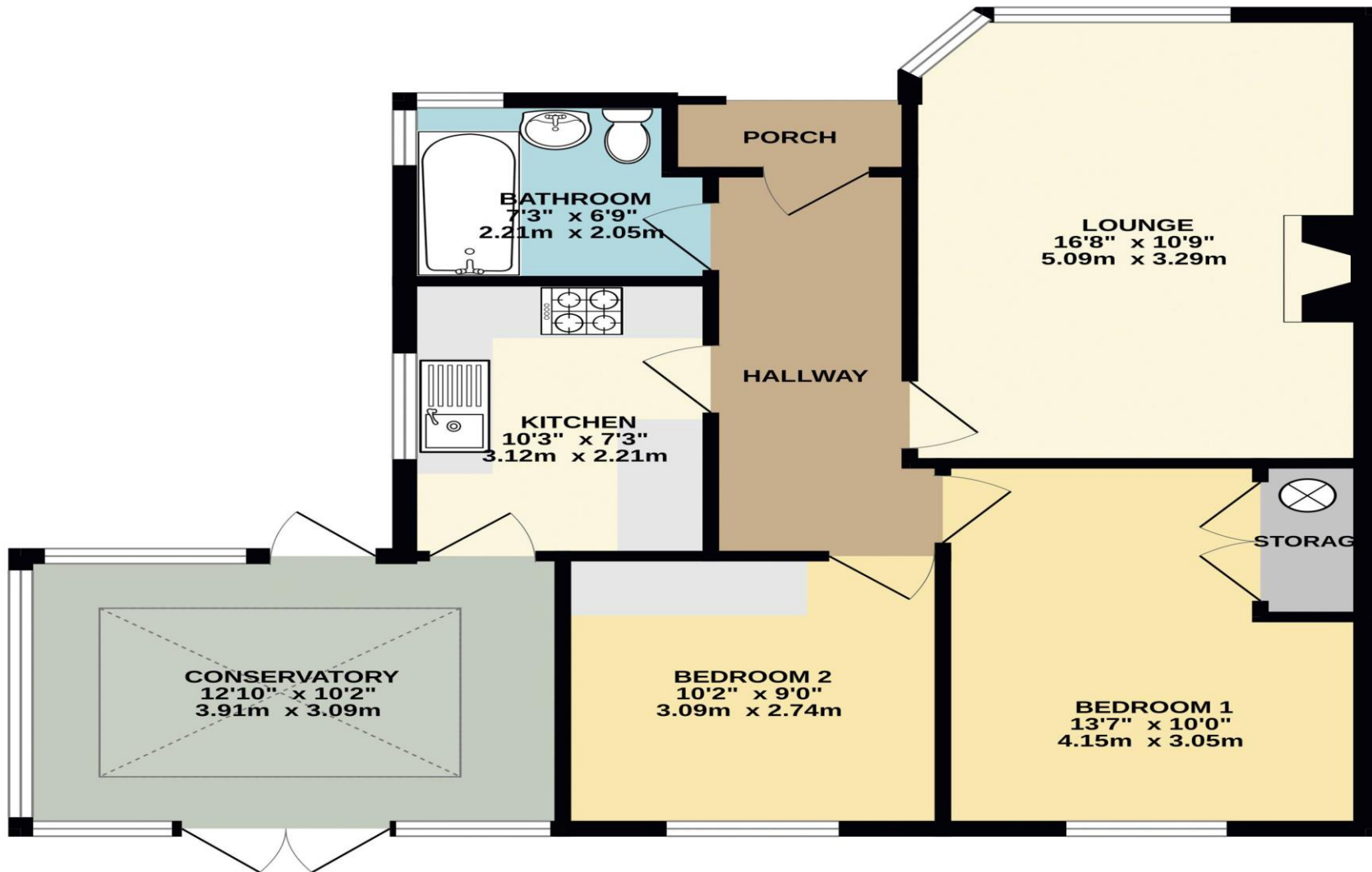
VIEWINGS STRICTLY BY APPOINTMENT

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENTRANCE PORCH

Outside light, quarry tiled steps, half glazed composite entrance door with chrome furniture.

ENTRANCE HALL 14' 3" x 5' 5" (4.34m x 1.65m)

Wood laminate flooring, access to roof space, double radiator.

LOUNGE 16' 8" x 10' 10" (5.08m x 3.30m)

Bay window to front affording a southern aspect with double radiator. Natural brick fireplace with raised hearth and quarry tiled display plinths, open grate.

KITCHEN 10' 3" x 7' 3" (3.12m x 2.21m)

Fitted with units having oak wood effect door and drawer fronts with complimenting work surfaces and stainless steel fittings, stainless steel sink and mixer, four burner gas hob with oven beneath, plumbing for washing machine, window to side, tiled splashbacks, cupboard concealing Worcester gas fired boiler for heating and hot water, tiled flooring. Door to:

CONSERVATORY/DINING ROOM 12' 10" x 9' 9" (3.91m x 2.97m)

With tiled flooring, radiator, double casement doors to rear garden, further casement doors to front, poly carbonate roofing.

BEDROOM 1 13' 7" x 10' 0" (4.14m x 3.05m)

Double built in linen cupboard with water cylinder, radiator, window overlooking rear garden.

BEDROOM 2 10' 6" x 9' 0" (3.20m x 2.74m)

Range of built in wardrobe cupboards, radiator, window overlooking rear garden.

BATHROOM

Double aspect quadrant window, white suite, panelled bath with separate shower over with screen, pedestal wash hand basin, low level WC, half tiled, fully tiled around bath, ceramic tiled floor, double radiator.

OUTSIDE

To the front is a 60ft long driveway with parking for several vehicles, lawn, shrubs, and conifers. Rear garden with new fencing, measures 45 x 35, fully fenced, patio area adjacent to the house, raised lawn, shrubs, screening conifers to the rear. Timber garden shed.

Directions

From our Bearsted office proceed in a southerly direction in Yeoman Lane. Passing the village green on the left, taking the third turning on the right into Tower Lane at the end of Tower Lane turn left into Roseacre Lane and The Grove will be found third turning on the right, the property being some distance along on right hand side where our for sale board can be found.



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