



2 Gorham Drive  
Downswood, Maidstone  
ME15 8UU

Guide Price £350,000 to £375,000

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Gorham Drive  
Downswood  
Maidstone  
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## Description

Superior semi detached house in a prominent corner plot with far reaching views, low maintenance south west facing landscaped rear garden, brick garage and attached workshop, driveway with ample parking. Most conveniently placed within easy access of local amenities including a chemist, doctors surgery and Community Hall, adjacent to the development is the Len Valley Nature Reserve which in turn provides access to Mote Park with its 450 acres, boating lake, leisure centre and swimming pool. Sold with no onward chain.

## Location

Situated on this sought after development adjacent to open countryside, the Len Valley Nature Reserve and Mote Park, with 450 acres, boating lake and leisure centre and swimming pool. Downswood has its own shopping parade which provides for everyday needs together with medical centre and community centres. The nearby village of Bearsted has a good selection of local amenities and is within 1/2 mile with infant and junior schools at Madginford, Bearsted mainline railway station connected to London and a wider selection of shops, restaurants and pubs around the Village Green. Maidstone town centre is some one and half miles distant and offers a more comprehensive selection of amenities, consistent with its County town status including a wider selection of schools for older children, two museums, theatre and County library, cinema complex and two railway stations connected to London. The M20/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

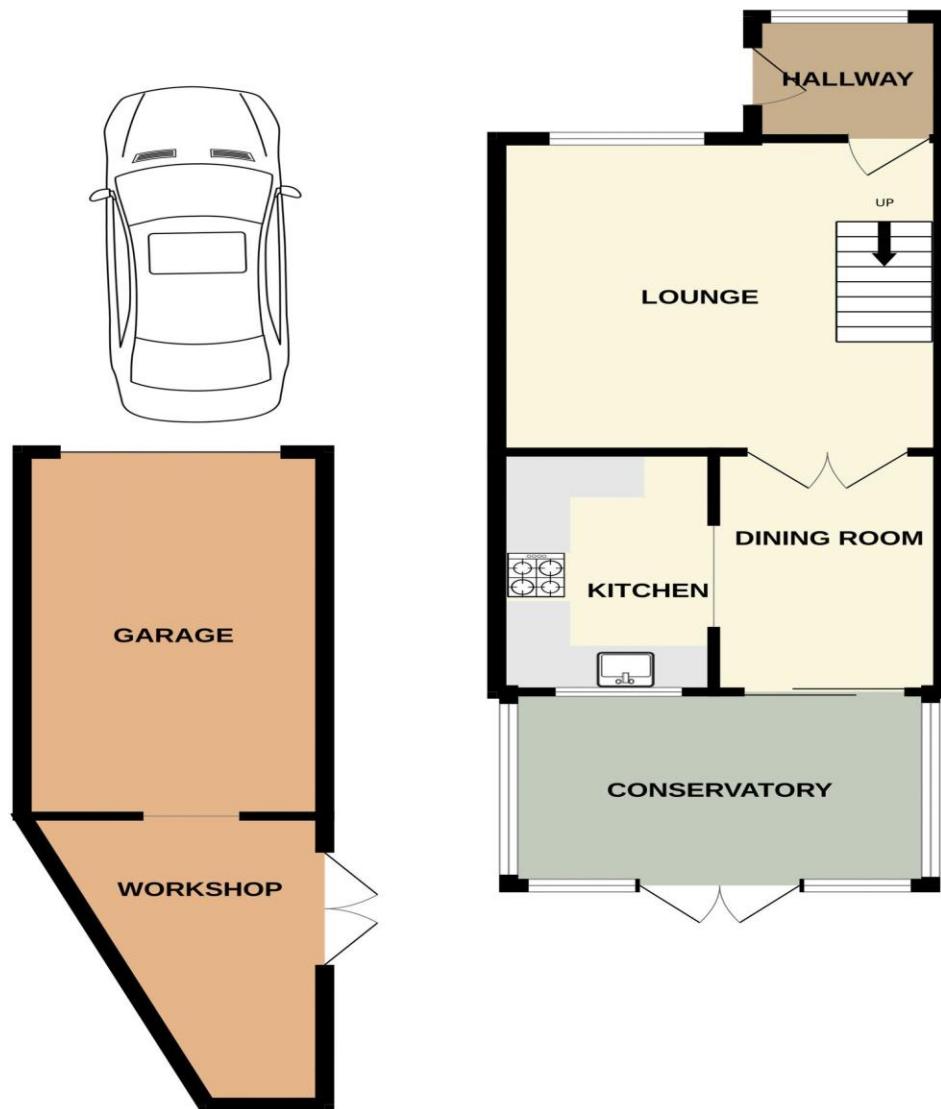
## VIEWINGS STRICTLY BY APPOINTMENT

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

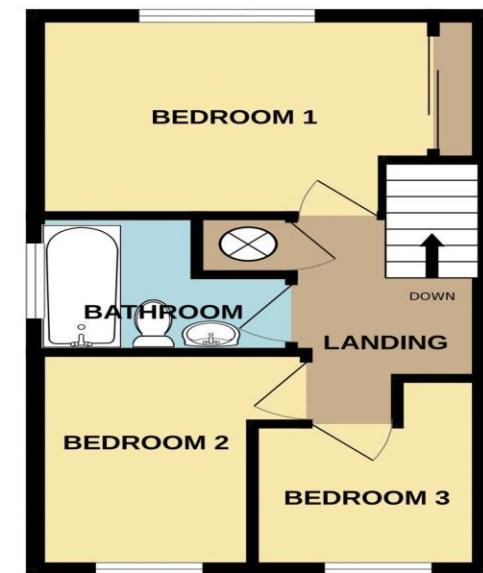


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

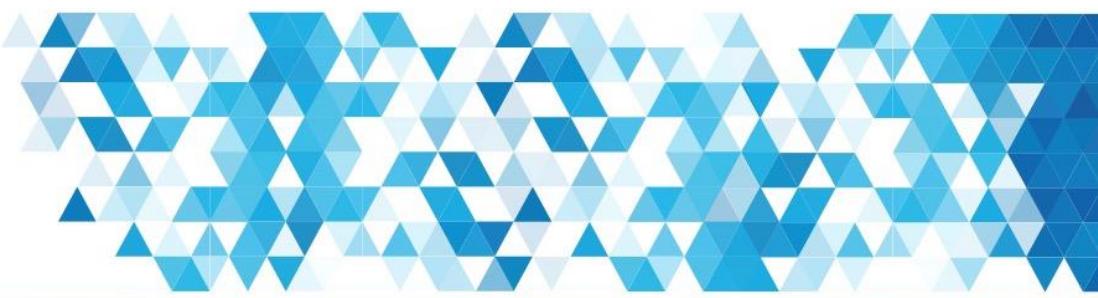


1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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## ON THE GROUND FLOOR

### ENTRANCE HALL

Composite entrance door with window pane in an attractive sage green, window to front, built-in storage cupboard and shelving, radiator.

### LOUNGE 13' 9" x 13' 9" (4.19m x 4.19m)

Stairs to first floor, window to front with fitted blinds, radiator with decorative cover.

### DINING ROOM 10' 6" x 6' 9" (3.20m x 2.06m)

Wood effect laminate flooring, sliding doors to the conservatory, radiator, wide arched opening to:

### KITCHEN 10' 6" x 6' 6" (3.20m x 1.98m)

Continuous wood effect laminate flooring, well fitted with a range of high and low level units with cream high gloss door and drawer fronts with complimenting granite effect working surfaces and matching deep upstanding, space for cooker, fridge freezer and washing machine, acrylic sink with drainer and mixer tap and window into conservatory.

### CONSERVATORY 14' 3" x 9' 6" (4.34m x 2.89m)

Continuous wood effect laminate flooring, double casement doors into the garden, polycarbonate roof.

## ON THE SECOND FLOOR

### LANDING

Access to roof space which is boarded, insulated, has a ladder and light and houses Worcester combination boiler supplying heating and domestic hot water throughout.

### BEDROOM 1 11' 1" x 8' 6" (3.38m x 2.59m)

Window to front with a pleasant open outlook, radiator with decorative cover, built-in mirrored sliding door wardrobes.

### BEDROOM 2 9' 6" x 7' 0" (2.89m x 2.13m)

Window to rear overlooking the garden, radiator with decorative cover.

### BEDROOM 3 7' 0" x 6' 0" (2.13m x 1.83m)

Window to rear overlooking the garden, radiator with decorative cover.

### BATHROOM

White and navy suite, low level WC, wash hand basin with mixer tap and cupboards beneath, panelled bath with rainforest shower over and glass folding shower screen door, metro tiled walls, window to side, chromium plated heated towel rail and Portuguese concrete tiled flooring.

## OUTSIDE

To the front of the property is a driveway with ample parking, shallow steps up to the front entrance door. The rear garden is landscaped beautifully and is south west facing, with two tiers accessed by shallow steps, neatly laid artificial lawn, the garden wraps around the property to one side, side pedestrian access, outside tap, outside light, double doors to brick built work shop measuring 13' by 9' 9" (attached to the garage). Detached garage measuring 18' by 9' 9" with up and over roller entry door.

### Directions

From our Bearsted office proceed in a southerly direction into Yeoman Lane, at the junction with the Ashford Road turn right taking the second turning on the left into Spot Lane, continue for some distance continuing on into Mallards Way, at the roundabout take the second exit into Deringwood Drive, Gorham Drive is the first turning on the left and the property is the first one on the corner on the right hand side as you turn into the road.



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