



7 Baron Close  
Bearsted, Maidstone  
ME14 4PZ  
£495,000 - £515,000

**7 Baron Close**  
**Bearsted**  
**Maidstone**  
**ME14 4PZ**

**Chain free – 3 bedroom detached family house in a peaceful cul de sac location.**



## Description

Immaculately presented detached house occupying a quiet cul de sac position, with a compact south facing rear garden.

Highly sought after development within 1/2 mile of the village green and mainline railway station. Ideal for a new family or those looking to downsize and searching for peace, tranquility and easy access to excellent local amenities.

## Location

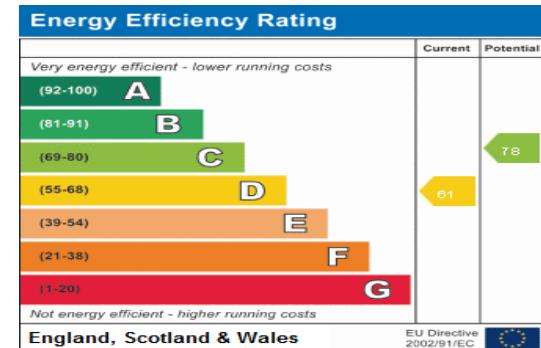
Occupying a cul-de-sac position conveniently placed within 1/2 mile of the village green with its gastro pubs and restaurants, local shop and a mainline railway station connected to London. The village boasts a further selection of shops on the Ashford Road, together with medical practice, chemist and post office. To the east of the village is the Woodlands Trust with its 25 acres of amenity land for all to enjoy. In the village there is football, golf, cricket, bowls and tennis clubs together with brownies and guides and cubs and scouts. Educationally the area is well served with the local Roseacre and Thurnham Schools catering for infants and juniors. Maidstone town centre is some three miles distant and offers a more comprehensive selection of amenities and a wider selection of schools and colleges for older children. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

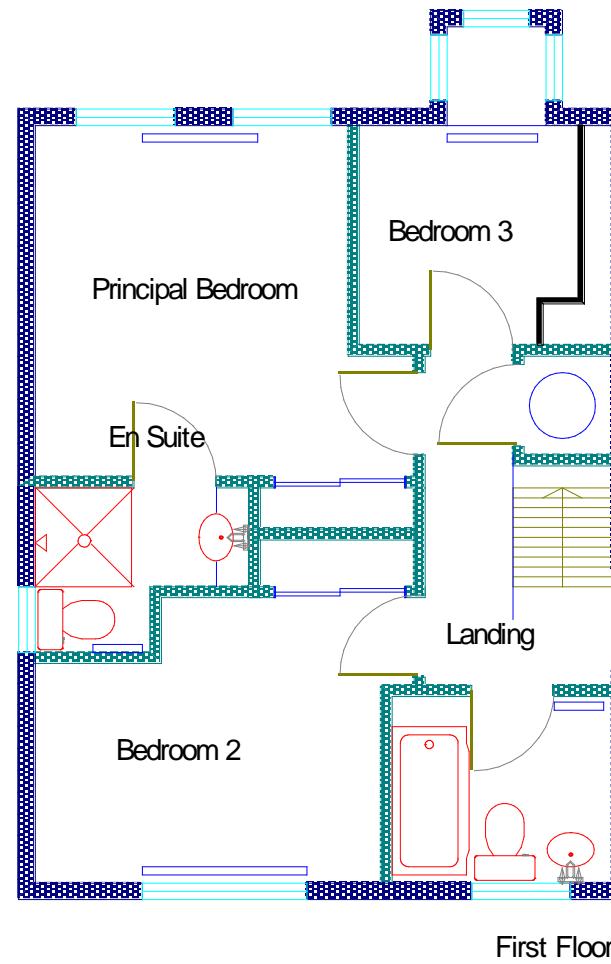
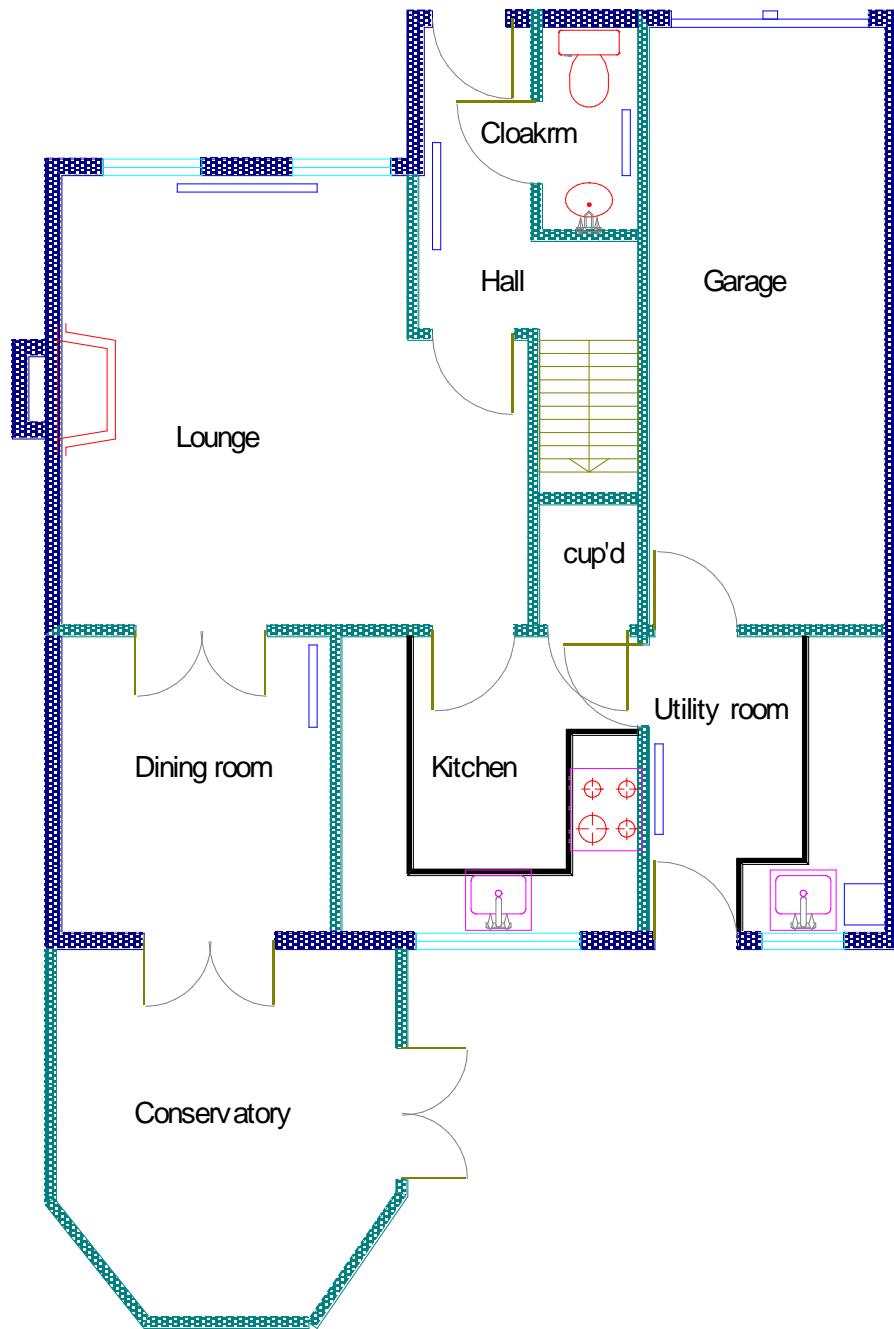
## Council Tax Band

E

## VIEWINGS STRICTLY BY APPOINTMENT

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





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



## ON THE GROUND FLOOR

### ENTRANCE HALL

UPVC entrance door with window to side. Stairs to first floor. Radiator. Laminate floor.

### CLOAKROOM

White suite with low level W.C. Wall hung wash hand basin with mixer tap. Tiled walls. Window to front. Radiator. Laminate floor.

### LOUNGE 14' 7" x 14' 2" (4.44m x 4.31m)

Two windows to front affording a northern aspect. Feature fireplace with brick surround and open grate fire. Radiator. Laminate floor. Glazed doors leading to:-

### DINING ROOM 10' 6" x 8' 7" (3.20m x 2.61m)

Laminate floor. Radiator. Glazed doors to:-

### CONSERVATORY 12' 3" (max) x 10' 6" (3.73m x 3.20m)

Brick built with UPVC windows and double casement doors to garden. Polycarbonate roof, tiled floor. Wall light.

### KITCHEN 9' 4" x 8' 9" (2.84m x 2.66m)

Range of high and low level units having white shaker style door and drawer fronts. Complementing working surfaces with tiled splashbacks. One and half bowl sink with mixer tap. Neff double oven with four burner induction hob and stainless steel extractor hood over. Space for undercounter fridge. Window to rear overlooking garden. Tile effect laminate flooring. Understairs cupboard. Door to:-

## UTILITY ROOM 8' 6" x 7' 6" (2.59m x 2.28m)

High and low level units with Beech effect doors. Complementing working surfaces with stainless steel oval bowl sink with mixer tap. Space for freezer, plumbing for washing machine and dishwasher. Tiled splashbacks. Wall mounted Worcester gas fired boiler supplying central heating and domestic hot water throughout. Radiator. Tile effect laminate flooring. UPVC 1/2 glazed door to garden. Pedestrian door to rear of garage. Access to small area of loft space above.

## ON THE FIRST FLOOR

### LANDING

White timber balustrade. Window to side affording an eastern aspect. Access to roof space with folding loft ladder. Built in airing cupboard with water cylinder and shelving.

### BEDROOM 1 10' 6" x 9' 9" (3.20m x 2.97m)

Two windows to front affording northern aspect. Radiator. Carpet. Built in wardrobe.

### EN-SUITE

White suite comprising shower cubicle with Mira thermostatically controlled shower, tiled walls and sliding doors. Fully tiled walls. Low level W.C. Wash hand basin with mixer tap and cupboard beneath. Window to side affording western aspect. Chromium heated towel rail. Laminate floor.

## BEDROOM 2 10' 2" x 9' 6" (3.10m x 2.89m)

Window to rear - southern aspect. Built in wardrobe. Radiator. Carpet.

### BEDROOM 3 7' 9" x 7' 5" (2.36m x 2.26m)

Oriel bay window to front. Built in wardrobe and overhead storage cupboards. Radiator. Carpet.

### BATHROOM

White suite comprising panelled bath with Mira shower over, glass screen and fully tiled walls. Wall hung wash hand basin with mixer tap, worktop and storage cabinet with mirrored door and downlight. Low level W.C with concealed cistern. Heated towel rail. Laminate floor. Window to rear.

### OUTSIDE

To the front there is a tarmacadam driveway, lawn and cherry tree with shrub borders. The rear garden enjoys a southern aspect measuring approximately 30'. Patio adjacent to the house. Lawn with shrub borders and small trees. Fully fenced boundaries, outside water tap and side access to front. Garden shed. Garage measuring 18'2 x 8'3 with up and over entry door, consumer unit, electric light and power and service meters.

### Directions

From our Bearsted Office proceed in a westerly direction into Ware Street, passing the railway station on the right hand side, passing under the railway bridge and the Bell Public House. Taking the next turning on the left into Averanches Road, second right into Fitzwilliam Road and Baron Close will be found first turning on the left.



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