



 Page & Wells
RESIDENTIAL
FOR SALE
01622 756703
AGENTS BY APPOINTMENT

London Road, Allington, Maidstone, Kent, ME16 0HA

Guide Price £425,000 - £450,000



*** GUIDE PRICE £425,000 - £450,000 *** AN EXCEPTIONALLY SPACIOUS FOUR BEDROOM COX STYLE SEMI DETACHED FAMILY HOME LOCATED IN THE EVER POPULAR ALLINGTON LOCATION *** NO FORWARD CHAIN ***

Page & Wells are delighted to bring to the market this rarely available and spacious family home which features a sitting room, dining room, kitchen, bathroom & bedroom four/study on the ground floor. The first floor offers three sizeable bedrooms. There is an extensive driveway, a large detached garage & a south facing rear garden. There are no forward chain implications & viewing is highly recommended. Contact Page & Wells King Street office on 01622 756703.

EPC Rating D
Council tax band : D
Tenure : Freehold



Location

Situated in the ever popular Allington area, within close proximity of excellent local schools, the M20 motorway, railway stations & Maidstone town centre.

Property Information

A rarely available four bedroom Cox style semi detached family home.

Key Features

Spacious Lounge

Separate Dining Room

Ground Floor Bedroom Four/Study

Driveway & Garage

South Facing Rear Garden

No Forward Chain

Rooms:

Ground Floor

Sitting Room

Dining Room

Kitchen

Bathroom

Bedroom Four/Study

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Externally

There is a driveway providing ample off road parking facilities, leading to a detached garage. There is pleasant south facing garden to the rear.

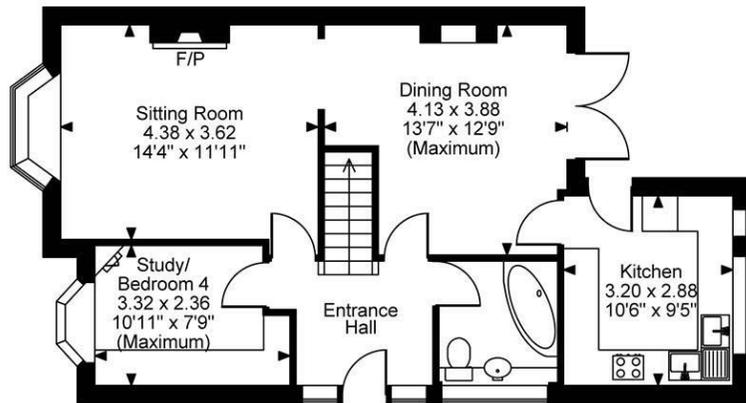
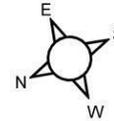
Viewing

Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

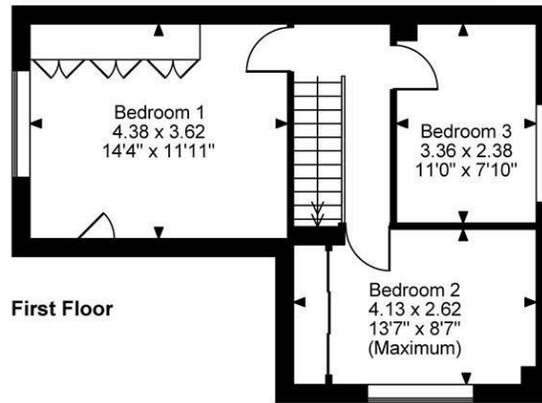
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

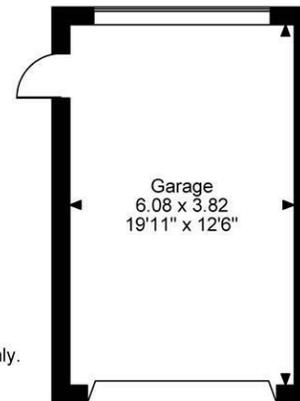
London Road, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 1079 Sq Ft/100 Sq M
 Garage = 250 Sq Ft/23 Sq M
 Total = 1329 Sq Ft/123 Sq M



Ground Floor



First Floor



Garage
 6.08 x 3.82
 19'11" x 12'6"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8635268/SLU

