



Howard Drive, Allington, Maidstone, Kent, ME16 0QE
Offers In The Region Of £425,000

No forward chain. The property is situated on the popular Allington residential development, which lies about 2-miles from Maidstone town centre. The immediate area is very well served with an excellent out of town shopping centre with a Waitrose supermarket. There are local bus services available close by and easy access also to the M20 motorway providing fast travel to London and the Kent coastline.

The property comprises a three bedroom detached bungalow with attractive stone, brick and tile hung elevations under a tiled roof. The bungalow does require internal refurbishment but sits on a very generous plot and internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: D
Council tax band: E
Tenure: freehold



Double glazed entrance door to ...

Entrance Hall: 11' x 7'6 (3.35m x 2.29m)
Maximum 'L' shaped measurements

Cloakroom

Low-level WC. Wash hand basin. Part tiled walls. Built in cupboards. Tiled flooring. Extractor fan. Double glazed window to the side elevation.

Living Room: 20'6 x 15'9 (6.25m x 4.80m)

Maximum 'L' shaped measurements. A beautifully proportioned principal room enjoying double aspect with double glazed windows to both front and side elevations. Central fireplace. Two wall light points. Serving hatch to ...

Kitchen: 12'9 x 8'10 (3.89m x 2.69m)

Range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit with further cupboard beneath. Range of wall cupboards. Shelved pantry. Built in cupboard concealing Worcester gas fired boiler serving central heating and domestic hot water. Tiled flooring. Part tiled walls. Double glazed window to the side elevation. Double glazed door to side access.

Inner Hallway

Access to roof space. Airing cupboard housing hot water tank.

Bedroom 1: 12'4 x 10' (3.76m x 3.05m)

Double glazed window to the rear elevation. Range of built in wardrobe cupboards.

Bedroom 2: 12'4 x 8'10 (3.76m x 2.69m)

Double glazed window to the side elevation.

Bedroom 3: 10' x 9' (3.05m x 2.74m)

Double glazed window to the rear elevation.

Shower Room

Pedestal wash hand basin. Low-level WC. Shower cubicle with Bristan shower unit. Part tiled walls. Tiled flooring. Double glazed window to the side elevation. Shaver point. Mirror fronted medicine cabinet.

EXTERNALLY:

A concrete driveway leads to the side of the property continuing on to a DETACHED GARAGE 15'6 x 8'6. Up and over door. Side window. The garden to the front of the property has been laid to shingle and paviour with flower borders. A side gate leads on to a very good size garden extending in depth to about 65'. The gardens require further cultivation, being laid to lawn with flower borders and a number of mature shrubs and plants. Set in the gardens is a greenhouse and garden shed.

VIEWING


Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

DIRECTIONS

Leave Maidstone on the A20 London Road and proceed to Allington. Turn left into Conway Road. At the junction turn right then immediately left into Maxwell Drive. Continue for a short distance turning right into Howard Drive where the property will be found on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor

