



**52 Cranford Road, Allington, Maidstone, ME16 9FZ**  
**Price £365,000**

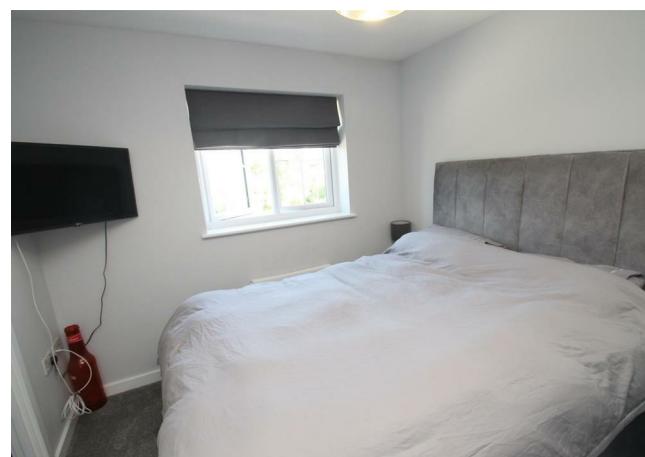
AN EXCEPTIONALLY WELL PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY SITUATED ON THE MOST SOUGHT AFTER HERMITAGE PARK DEVELOPMENT.

Built in recent years by Croudace Homes and completed to a high specification throughout. The ground floor accommodation comprises a cloakroom, modern kitchen and a spacious lounge/diner. The first floor offers a principal bedroom with en-suite shower room, further double bedroom and a family bathroom. There is a driveway leading to a car barn and a pleasant low maintenance rear garden. No forward chain. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: B

Council Tax Band: D

Tenure: Freehold



**LOCATION**

Situated on the sought after Hermitage Park development with a pleasant open aspect to front.

**PROPERTY INFORMATION**

A superb semi-detached home built in recent years and finished to a high specification.

**KEY FEATURES**

En-suite to principal bedroom

Modern kitchen and bathroom

Balance of NHBC Warranty

Driveway and car barn

Pleasant rear garden

**ROOMS****GROUND FLOOR:**

Entrance Hall

Cloakroom

Lounge: 14'1 x 14'7 (4.29m x 4.45m)

Kitchen: 11'9 x 7'5 (3.58m x 2.26m)

**FIRST FLOOR:**

**Principal Bedroom: 12'11 max x 9'11 (3.94m max x 3.02m)**

**En-suite Shower Room**

**Bedroom 2: 14'7 x 8'6 (4.45m x 2.59m)**

**Family Bathroom**

**EXTERNALLY:**

There is a driveway providing off road parking leading to a car barn and a well presented garden to the rear.

**VIEWING**

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

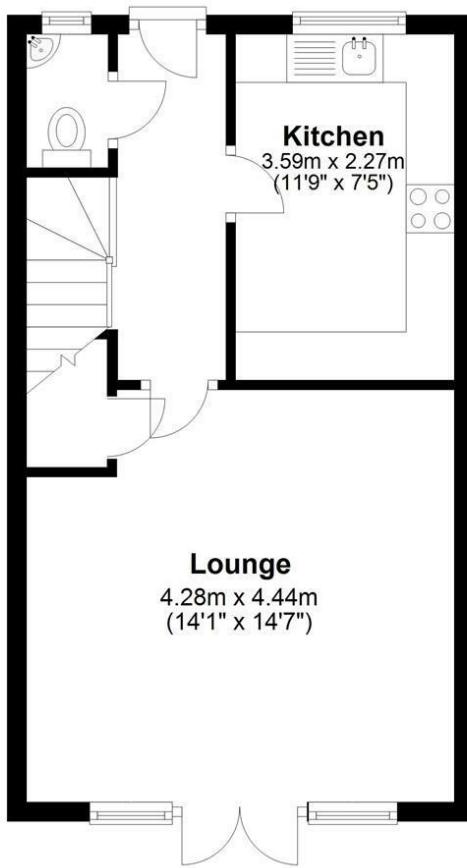
52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

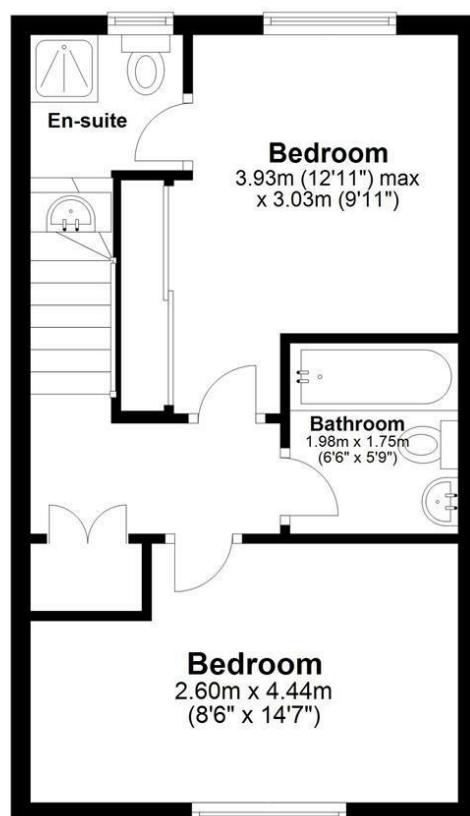
**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor



## First Floor



Total area: approx. 70.8 sq. metres (761.8 sq. feet)

