



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

Halfpenny Close

Barming, Maidstone, Kent, ME16 9AJ

Offers in Excess of £485,000

Halfpenny Close,

Barming, Maidstone, Kent, ME16 9AJ

Key Features

- Four Bedroom Detached Home
- New Fitted Kitchen and Bathroom
- Sought After Location
- Driveway with Parking for Multiple Vehicles
- Separate Lounge and Dining Rooms
- Close to Mainline Station

Description

Introducing this stunning detached four-bedroom family home designed for modern living. It enjoys a spacious living room, connected to the dining room, leading to a newly fitted kitchen with utility room and a ground floor cloakroom. The light and airy conservatory/office opens out to the garden with patio and pergola.

The principle bedroom benefits from a newly fitted en-suite shower room along with fitted wardrobes and on the first floor the family bathroom is also newly fitted. Two further bedrooms have fitted wardrobes.

Driveway to front providing parking for several cars and a garage.

Agents note:

- Newly fitted kitchen January 2023
- Newly fitted bathroom/en-suite March 2022
- New double glazing November 2021



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Location

Conveniently situated in Barming, this property is in a perfect location for various local amenities, schools and travel links. Local shops include Sainsbury's Local and a Lloyds Pharmacy as well as the Beverly Shopping Parade. Barming train station is just over a mile away, offering services to London Victoria and Ashford International.

For schools, both Barming and St. Francis Primary Schools are a short walk and the nearby Oakwood Park complex offers a variety of secondary schools as well as Mid-Kent College and both girls and boys grammar schools.

Barming is in a brilliant location, allowing easy access to the M20 & M2 motorways. Access into Maidstone town is either a short drive or bus journey away with regular services running into the centre being on the Maidstone Hospital route. Maidstone has a wealth of shopping facilities, entertainment venues and eateries.

Supplementary Information

■ EPC Rating C

■ Council Tax Band F

■ For Broadband Speed Refer to
<https://checker.ofcom.org.uk/>

■ Maidstone Borough Council

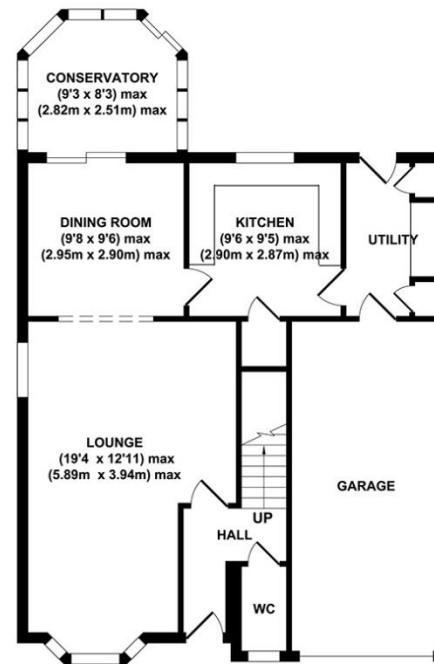
**For all viewing enquiries please contact Sibley Pares
Residential Department on 01622 673086**



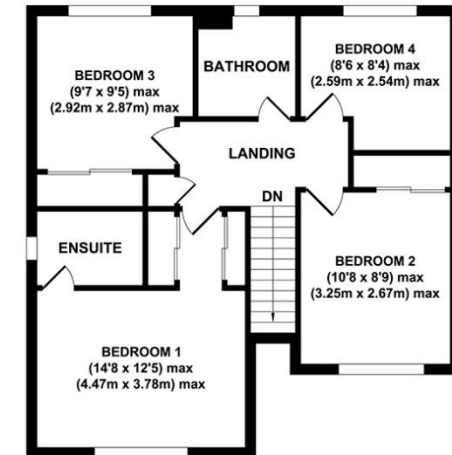


Floorplan and Dimensions

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR AREA
845 SQ.FT.
(78.54 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
615 SQ.FT.
(57.14 SQ.M.)

TOTAL APPROX. FLOOR AREA 1460 SQ.FT. (135.68 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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