



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**Allington Way**

Maidstone, Kent, ME16 0HJ

**£500,000**



# Allington Way

Maidstone, Kent, ME16 0HJ

## Key Features

- Three Bedroom Family Home
- Prime Residential Location
- Separate Dining Room
- Downstairs Cloakroom & Utility
- Large Private Rear Garden
- Sought After Location

## Description

Rare opportunity to purchase this exceptionally spacious three bedroom family home in a sought after established residential area.

The property comprises large entrance hall, separate dining room, kitchen, spacious living room with feature fireplace opening through to a 2nd reception room/dining area with french doors to the rear garden, downstairs cloakroom, utility room, lean with a door into the garage and separate store cupboard, primary bedroom with built in wardrobes, 2nd double bedroom, large single bedroom with storage cupboard and fully tiled family bathroom.

Externally the property has a driveway with parking for multiple vehicles and garage, landscaped private rear garden featuring a small pond and greenhouse aswell as a summer house and separate shed.



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## Location

Situated on Allington Way, the area features a range of local amenities including a Waitrose supermarket, Post Office and Library and is in the catchment area for a number of well-regarded primary and secondary schools.

The M20 motorway is approximately a mile away and Maidstone town centre approximately two miles, which offers the benefit of three mainline rail stations.

■ EPC Rating TBC

■ Council Tax Band E

■ Maidstone Borough Council

■ For Broadband Speed Refer to the Ofcom Website

For all Viewings and Enquiries contact:



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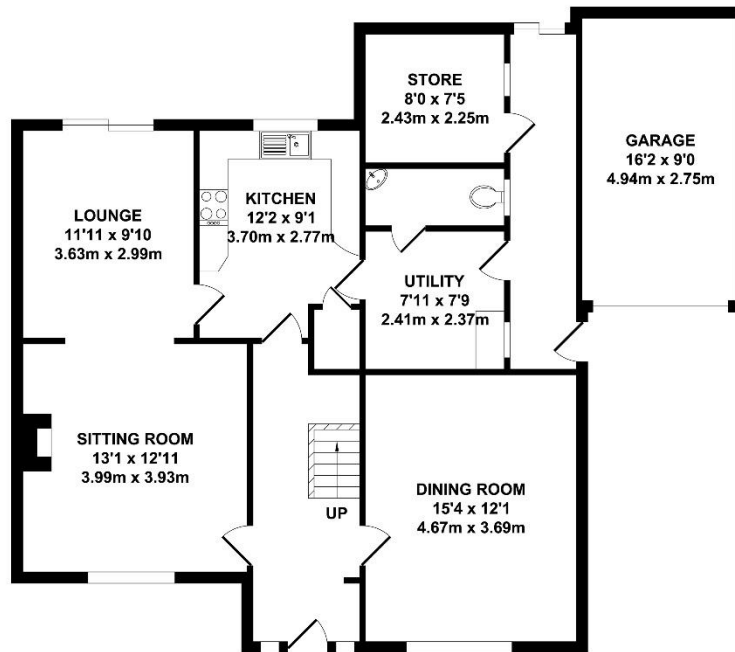




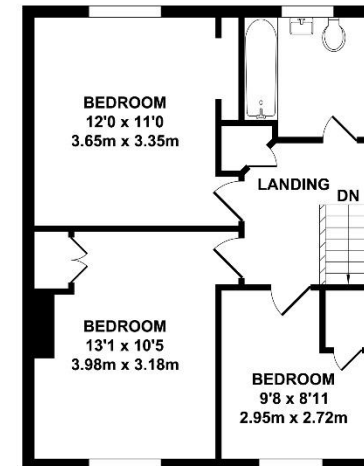




# Floorplan and Dimensions



GROUND FLOOR  
APPROX. FLOOR AREA  
1098 SQ.FT.  
(102.00 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
491 SQ.FT.  
(45.61 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1589 SQ.FT. (147.61 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.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares. Please note that in accordance with Money Laundering Regulations, we are now required to obtain proof of identity for purchasers.



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