



Froyle Close
Maidstone ME16 0RQ
£395,000

KHP
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COUNTRY HOMES

Maidstone ME16 0RQ

This chain free three bedroom, semi-detached bungalow is situated in the sought after area of Allington.

Comprising three bedrooms, living room, kitchen and bathroom.

Externally, the property benefits from a driveway, single garage and side access leading to the delightful garden. With this plot being the corner plot, it has great opportunity to extend!

The house is on a popular bus route directly into Maidstone town centre. The property is located in a quiet cul de sac, hosting a lovely community feel.

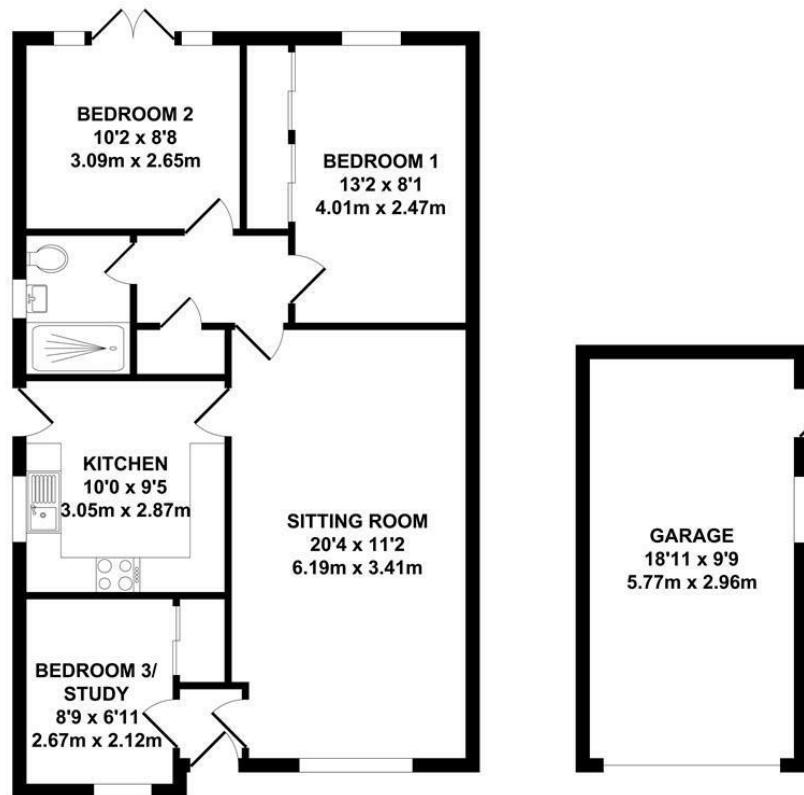
Its on the doorsteps of The Mid Kent shopping centre which provides a range of amenities, such as a hairdresser, post office, supermarket, beauticians and many more.

Located within easy reach of Junction 5 M20. Its walking distance from the Maidstone Hospital as well as Barming train station, with a direct train into London.

Allington has a pre school, primary schools and secondary schools all in walking distance. It has a recreation ground, with tennis courts and a large park. It ticks all boxes for the perfect family home or somewhere to retire.

Don't miss out on this great buy!





GROUND FLOOR
APPROX. FLOOR AREA
714 SQ.FT.
(66.29 SQ.M.)

OUTBUILDING
APPROX. FLOOR AREA
184 SQ.FT.
(17.08 SQ.M.)

TOTAL APPROX. FLOOR AREA 897 SQ.FT. (83.37 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			





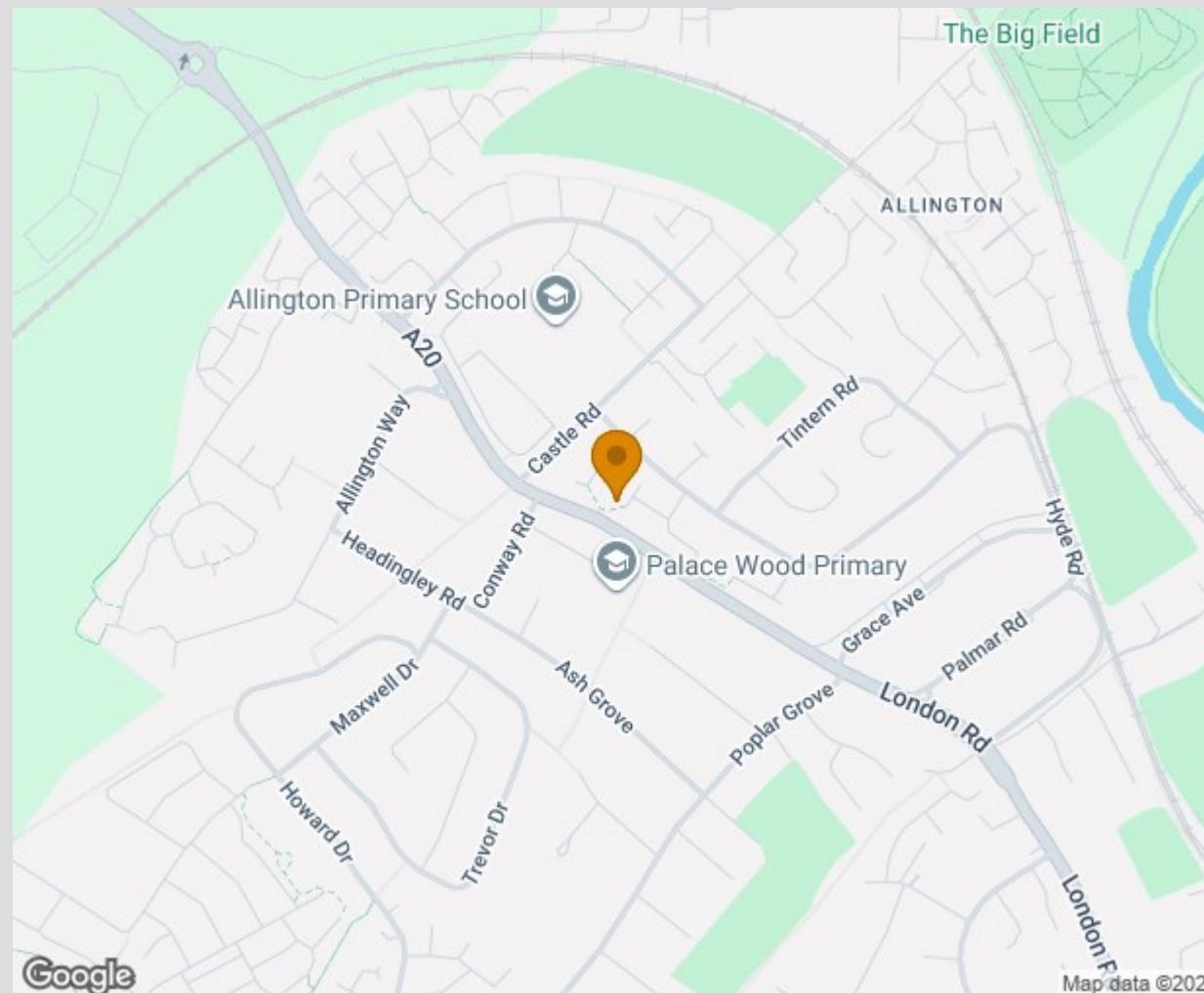
Location Map

Tenure: Freehold

Council tax band: D

Anti Money Laundering Charges

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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