



Newbridge Avenue

Maidstone ME16 9RF

Offers In The Region Of £775,000



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COUNTRY HOMES

Maidstone ME16 9RF

Nestled in the sought-after area of Allington, this impressive detached house on Newbridge Avenue offers a perfect blend of space and comfort. With five generously sized bedrooms, this property is ideal for larger families or those who enjoy having extra space for guests or a home office.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. Whether you prefer a cozy evening in or hosting gatherings with friends and family, these versatile living areas cater to all your needs. Additionally, the property features three well-appointed bathrooms, ensuring convenience and privacy for all occupants.

Externally, the property benefits from a rear garden with large patio and grassed area. There is ample parking for several vehicles, ensuring convenience and practicality.

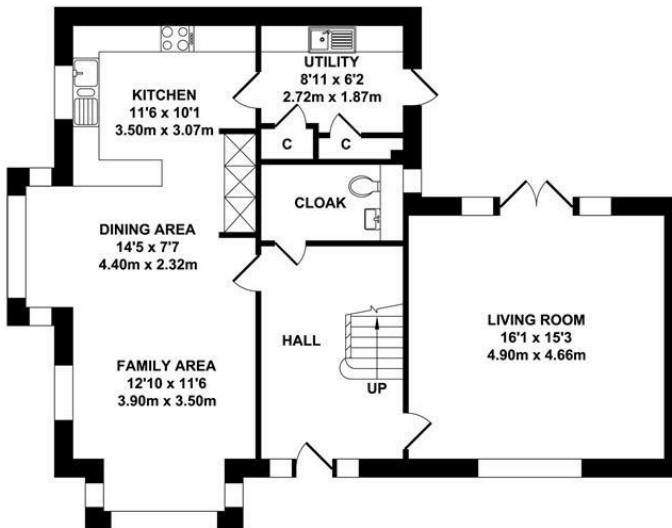
Situated within easy reach of the M20, making commuting to London easy, this location is perfect for professionals. Furthermore, the town centre is just a short distance away, offering a variety of shops, restaurants and leisure facilities to enhance your lifestyle.

This property presents an excellent opportunity for those seeking a spacious family home in a well-connected area. With its attractive features and prime location, it is sure to appeal to a wide range of buyers.

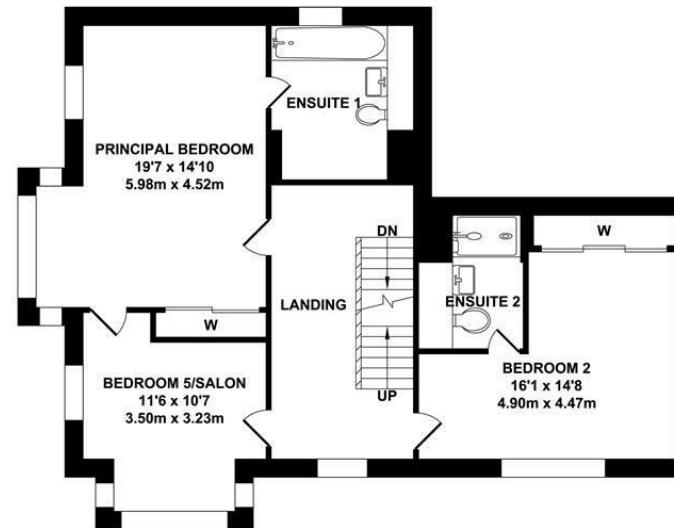
Do not miss the chance to make this delightful house your new home. Call now to arrange your viewing!

- Immaculately presented 5 bed detached family home
- Double aspect living room
- Large open plan Kitchen/dining/family area
- Utility & Cloakroom
- En-suite to bedrooms 1 & 2
- Generous parking
- Easy access to motorway
- Easy access to Barming station
- Local amenities close by
- Viewing highly encouraged

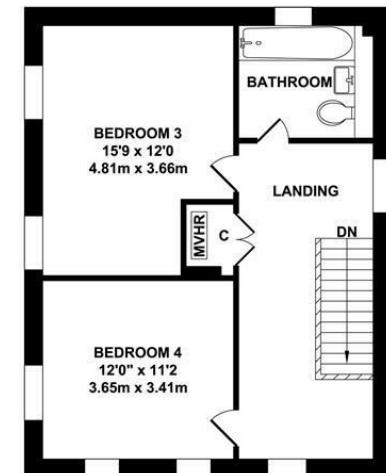




GROUND FLOOR
APPROX. FLOOR AREA
862 SQ.FT.
(80.10 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
862 SQ.FT.
(80.10 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
564 SQ.FT.
(52.39 SQ.M.)

TOTAL APPROX. FLOOR AREA 2288 SQ.FT. (212.59 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	83
(91-91)	B	88
(90-80)	C	
(89-80)	D	
(79-70)	E	
(21-38)	F	
(20-00)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





Location Map

Tenure: Freehold

Council tax band: New Build

Charges
Management Charge- £350 PA
Reviewed Annually

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.



TO VIEW CONTACT: 01622 94 22 22 allington@khp.me
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