



18 Allington Gardens, Watringbury, Maidstone, ME18 5DG
Offers Over £400,000




STUNNING CHAIN FREE HOUSE IN WATERINGBURY LOCATION.

This beautiful home sits in a lovely cul-de-sac in the picturesque semi rural location of Wateringbury. Having been part of a family for a long time this house feels incredibly warm and welcoming and has the potential to be made into your family home with updating throughout.

There is a large ground floor open plan living space accessible from a small porch and the living space opens round into a kitchen. There are 3 bedrooms upstairs and a family bathroom. The outside space is particularly charming and the garden is not overlooked. There is a driveway for multiple cars and a garage making this home fully equip for a family.

Please call to organise a viewing at your earliest convenience.

- Wateringbury Location
- Chain Free
- Fabulous Renovation Opportunity
- Open Plan Spacious Living Area
- 3 Good Sized Bedrooms
- Semi Detached House
- Driveway For Multiple Cars
- Garage
- EPC Rating D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	





LOCAL AREA INFORMATION FOR WATERINGBURY

Wateringbury is a village located in the Tonbridge and Malling district of Kent, England. Also within close driving distance are Kings Hill, West Malling and Paddock Wood. All with excellent range of amenities. West Malling is one of the most attractive small towns in mid-Kent with a wide main street lined on each side by a fine collection shops and eateries. Kings Hill is a modern village with multiple supermarkets, eateries, David Lloyd Leisure Centre, golf course and much more. There are doctors surgeries in both Wateringbury and King Hill.

Local Primary Schools include Wateringbury and Mereworth . There are Grammar Schools for both Boys and Girls in Tonbridge and Maidstone. Local Independent Schools include Sutton Valence, Tonbridge and Sevenoaks Public Schools, also The Schools at Somerhill and Hilden Grange at Tonbridge and Kent College for Girls at Pembury.

Maidstone, Tunbridge Wells, Tonbridge and Sevenoaks town centres all provide an extensive and wide range of leisure and shopping facilities.

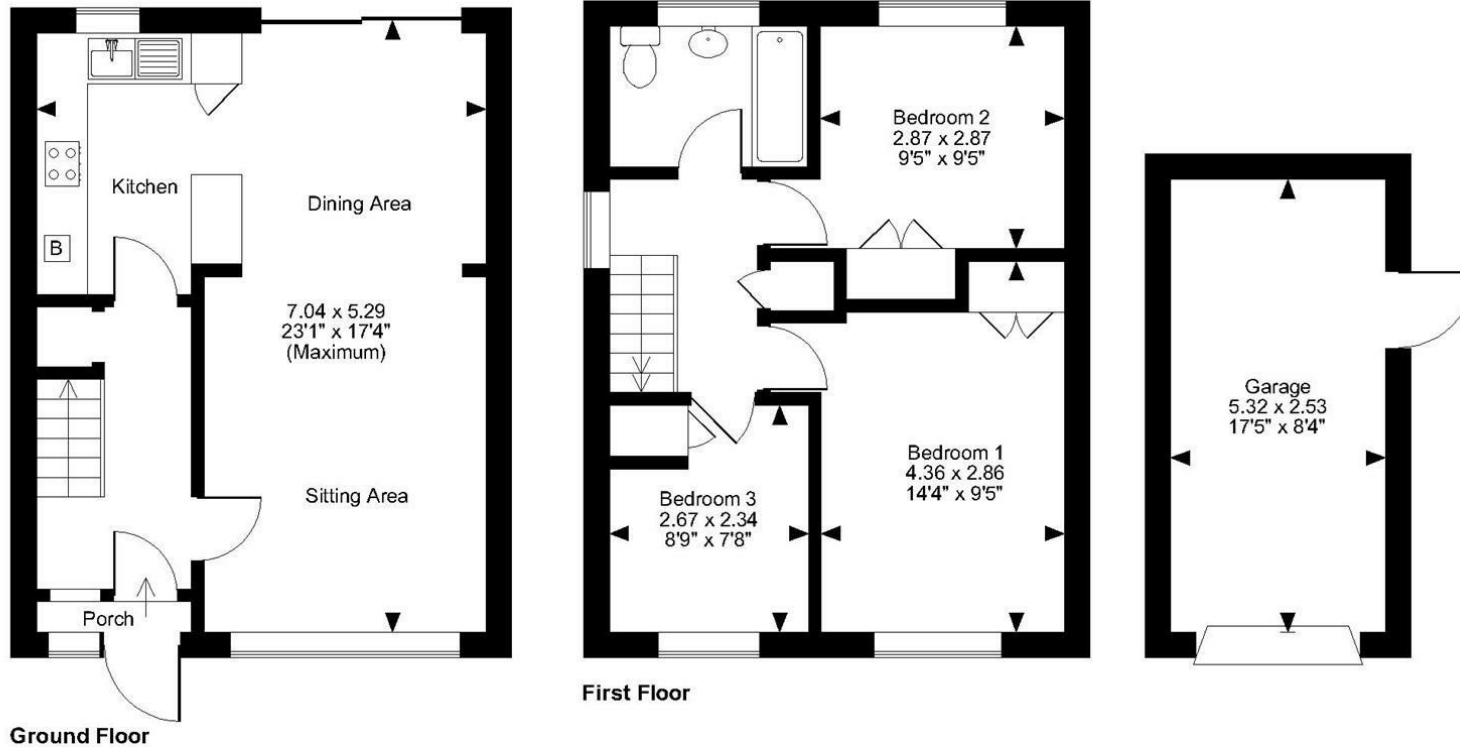
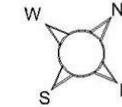
For the commuter you have Wateringbury station serving London Charing Cross/Cannon Street via Paddock Wood/Tonbridge and St Pancras via Maidstone West. West Malling station serves London Victoria. The M20 motorway is accessible either via Wrotham Heath Junction 2 or Leybourne Junction 4.

ADDITIONAL INFORMATION

Freehold
Brick Built
Cul De Sac
Council Tax Band D
EPC Rating D



Allington Gardens, Watlingbury, Maidstone, Kent
Approximate Gross Internal Area
Main House = 811 Sq Ft/75 Sq M
Garage = 145 Sq Ft/13 Sq M
Total = 956 Sq Ft/88 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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