



Lambert & Foster



HAWTHORNDEN GROVE

YALDING

An opportunity to purchase a three bedroom semi-detached house by Millwood Designer Homes, built circa 2021 providing light and airy accommodation throughout. The property benefits from off-road parking, a detached single garage and a private rear garden providing a patio area and lawn. The ground floor benefits from a large entrance hall, cloakroom, open plan kitchen/dining room with a utility room and a sitting room with a feature bay window. Arranged over the first floor are three double bedrooms incorporating the principal bedroom with en suite shower room, fitted with a contemporary white suite and a separate family bathroom with bath and shower over.

Guide Price £600-620,000

FREEHOLD



24 HAWTHORNDEN GROVE

YALDING | ME18 6FG

- A modern three double bedroom semi detached home by Millwood Designer Homes
- Shutters fitted throughout the property
- Driveway providing off-road parking and a detached single garage
- Well kept front and rear garden with patio area and lawn
- 7 Years NHBC remaining
- Walking distance to local amenities and only a short drive to major transport links

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof with hung tile to the first floor elevations. **Services & Utilities:** Mains gas central heating with mains water and electricity supply and mains drainage services connected but not tested. **Broadband Connection:** Yes **Mobile Coverage:** Yes. Further information can be found at www.ofcom.org.uk. **Local authority:** Maidstone Borough Council. **Council tax:** Band E. **EPC:** B (86). **Service charge:** £800 per annum

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

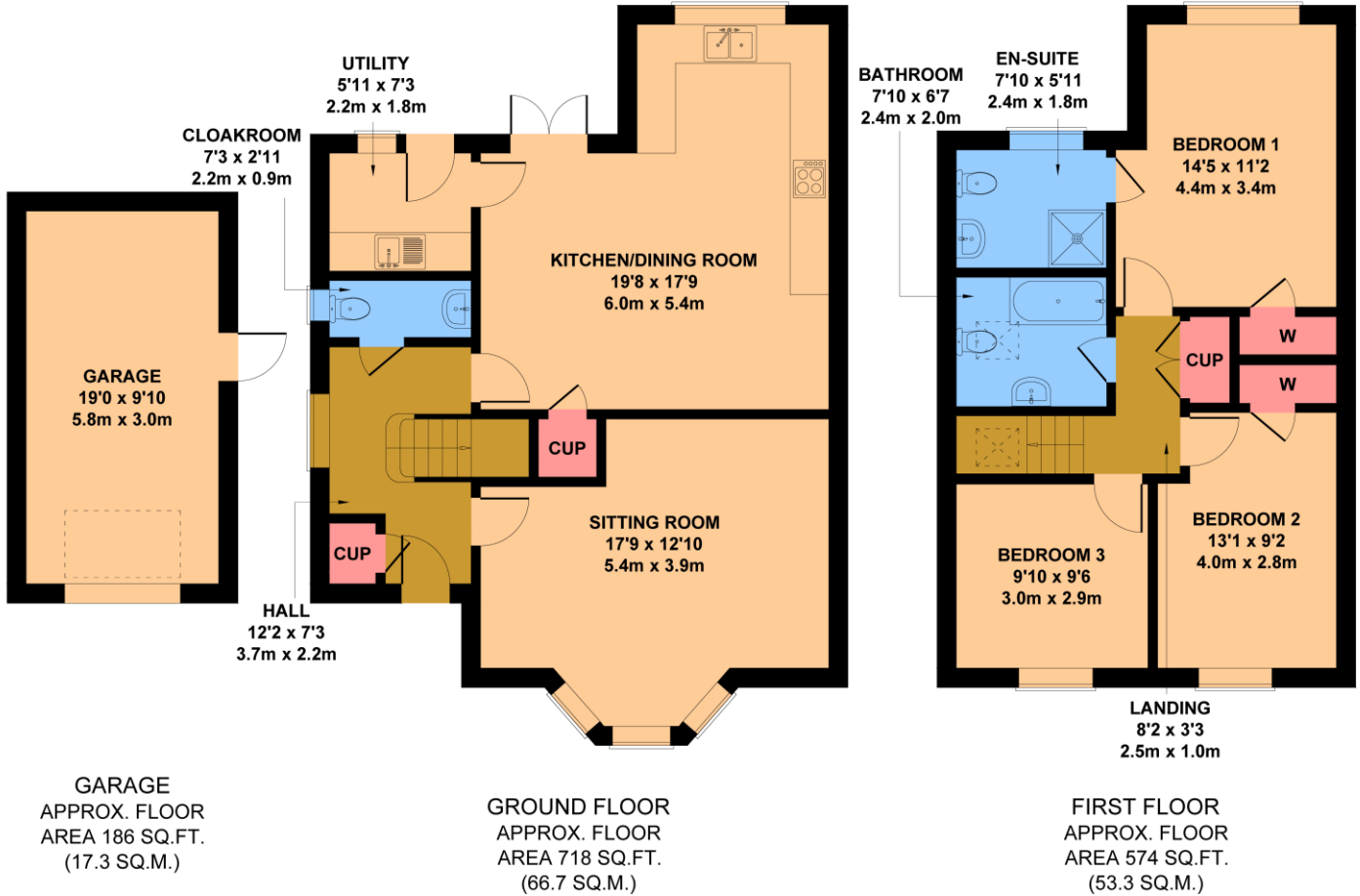
Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



Not to Scale. Produced by The Plan Portal 2024
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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