





# **MEDWAY AVENUE**

YALDING | MAIDSTONE | KENT | ME18 6JW

An opportunity to purchase this extended three bedroom, semi detached house in the pretty village of Yalding which benefits from two reception rooms, a good size kitchen/dining room and downstairs family bathroom. Outside, the property has off street parking for several vehicles and to the rear of the house is a fantastic size garden mainly laid to lawn with some mature shrub and tree boarders. Local amenities and schools are within walking distance and only a short drive to the mainline railway station at Paddock Wood

Offered to the market with NO ONWARD CHAIN

Guide Price £399,950

**FREEHOLD** 











### **3 MEDWAY AVENUE**

YALDING, KENT, ME18 6JW

- Popular Wealden village location
- Three bedroom extended semi detached family home
- Fantastic size garden mainly laid to lawn with some mature shrub and tree boarders
- Potential to extend further
- Short drive to Paddock Wood Mainline Station
- Offered to the market with NO ONWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

**TENURE**: Freehold

#### **SERVICES & UTILITIES:**

Electricity supply: Mains Water supply: Mains

Sewerage: Mains Heating: Mains gas central heating

**BROADBAND:** Standard and Ultrafast available

**MOBILE COVERAGE:** Good outdoor

(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council

COUNCIL TAX: Band C EPC: D (66)

FLOOD & EROSION RISK: Property flood history: None Rivers and

the sea: Very low Surface Water: Low Reservoirs: Unlikely

**Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof with tiles hung to the first floor elevation







**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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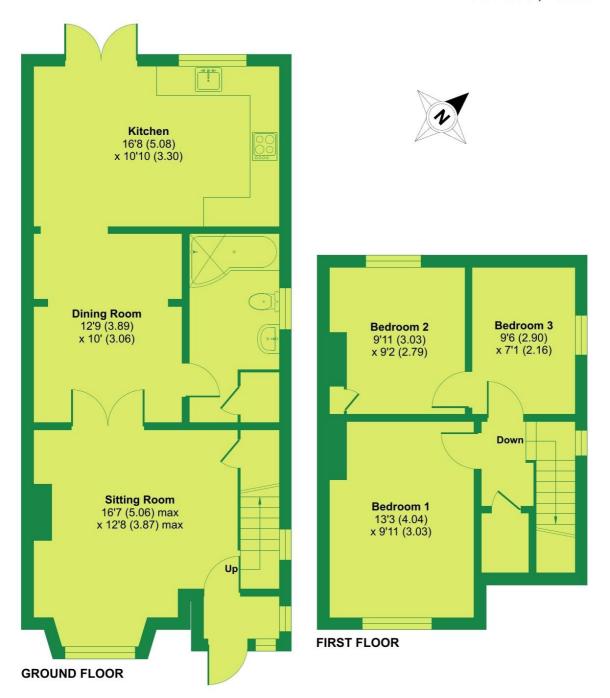
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

## 3 Medway Avenue, Yalding, Maidstone, ME18 6JW

Approximate Area = 1007 sq ft / 93.5 sq m For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1360910

#### **OFFICES LOCATED AT:**

PADDOCK WOOD, KENT Tel. 01892 832 325 77 Commercial Road, Paddock Wood, Kent TN12 6DS

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HYTHE, KENT Tel. 01303 814 444 Hillhurst Farm, Stone St, Westenhanger, Hythe CT21 4HU CRANBROOK, KENT Tel. 01580 712 888 Weald Office, 39 High Street Cranbrook, Kent TN17 3DN

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