



**11 Pearwood Road, Allington, Maidstone, Kent, ME16 9FY**  
**Price £365,000**



No forward chain. The property is situated on the very popular Hermitage Park development, which lies on the western outskirts of Maidstone town entre on the fringe of Allington. The immediate area has excellent local amenities, Allington itself has its own shopping development with a Waitrose supermarket. There is convenient access to the M20 motorway providing fast travel to London and the Kent coastline. The area has excellent schools with the centre of the town about 2-miles distant, providing a wider range of shopping, educational and social facilities.

The property comprises a quite immaculately presented two bedroom family house enjoying brick elevations under a tiled roof. The accommodation benefits from solar panels, gas fired central heating and double glazing. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: B  
Council tax band: D  
Tenure: Freehold



## GROUND FLOOR:

Front entrance door to ...

### Entrance Hall

Staircase to first floor.

### Cloakroom

Low-level WC. Corner wash hand basin with cupboards beneath. Tiled flooring. Double glazed window to the front elevation.

### Living Room

A well proportioned principal room with double glazed patio doors opening to the rear garden. Built in storage cupboard.

### Kitchen

A beautifully fitted kitchen with a range of work surfaces having cupboards and drawers beneath. AEG appliances including oven and grill, 4-ring gas hob with extractor fan over. Inset one and a half bowl sink unit with mixer tap and cupboards beneath. Range of wall cupboards. Cupboard concealing Ideal gas fired boiler serving central heating and domestic hot water. Plumbing for washing machine. Tiled flooring. Double glazed window to the front elevation.

## FIRST FLOOR:

### Landing

Access to insulated roof space. Airing cupboard housing hot water tank.

### Bedroom 1

Double glazed window to the front elevation. Door to ...

### En-suite Shower Room

Shower cubicle with thermostatically controlled Aqualisa shower unit. Low-level WC. Wash hand basin in vanity unit with cupboards under. Chrome heated towel rail. Part tiled walls. Shaver point. Double glazed window to the front elevation.

### Bedroom 2

Double glazed window to the rear elevation.

### Family Bathroom

Luxury white suite. Wash hand basin in vanity unit with cupboards under. Low-level WC. Panelled bath with mixer tap and shower attachment. Fitted shower screen. Inset ceiling lighting. Extractor fan. Part tiled walls. Tiled flooring. Shaver point.

## EXTERNALLY:

The property has a small garden to the front filled with a variety of shrubs. A brick paviour driveway leads to the side to provide parking and on to a CAR PORT 17'7 x 9'. A garden door leads through to the back garden which extends in depth to about 35'. Immediately behind the property is a paved terrace, beyond is an area of lawn. External light. Water tap.


## VIEWING

Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

## DIRECTIONS

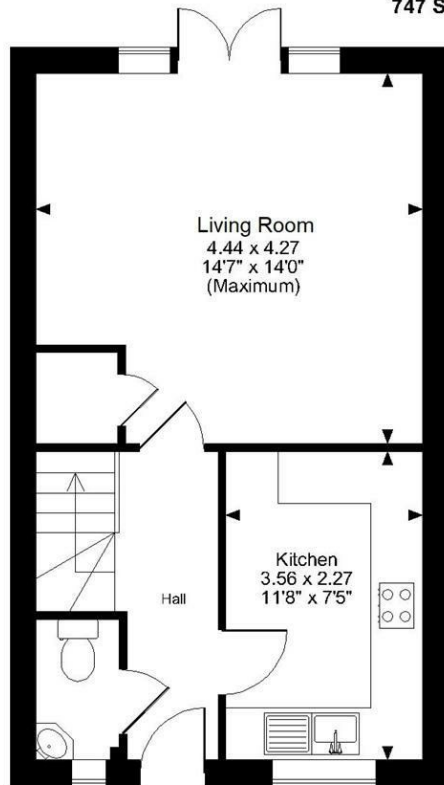
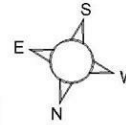
Leave Maidstone on the A20 London Road. Proceed through Allington, bearing left at the Coldharbour roundabout. Continue on the A20 before turning left into Hermitage Lane. At the lights turn left into Chapelfield Way. First right into Chestnut Drive, continue on before turning left into Pearwood Road.

## Energy Efficiency Rating

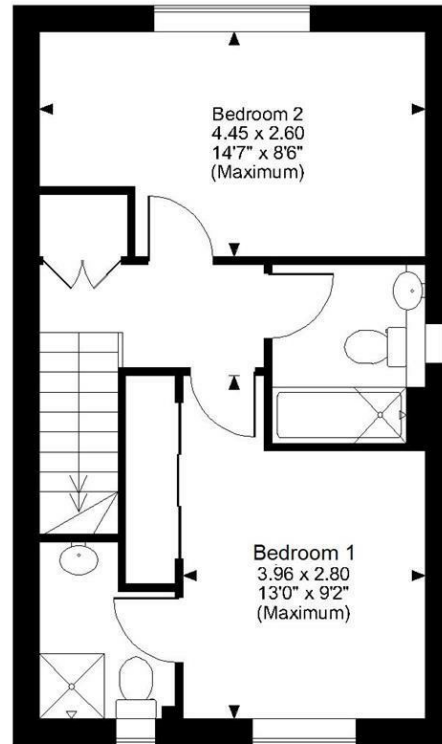
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Pearwood Road, Allington, Maidstone, Kent  
Approximate Gross Internal Area  
747 Sq Ft/69 Sq M



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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