



68 Castle Road, Allington, Maidstone, ME16 0PP
Price Guide £425,000 - £440,000

PRICE GUIDE : £425,000 - £440,000. No forward chain. The property is situated in one of Maidstone's most sought after residential developments that lies about 2-miles on the western outskirts of the town centre. Allington itself has excellent local amenities including a small out of town shopping centre with a Waitrose supermarket. There is easy access to the M20 motorway providing fast travel to London and the Kent coastline. The county town itself provides a wide range of shopping, educational and social facilities together with two mainline stations.

The property comprises a three bedroom detached family house benefiting from gas fired central heating and double glazing. It has the added advantage of a detached double garage with parking to the front. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703

EPC rating: D
Council tax band: D
Tenure: freehold



GROUND FLOOR:

Entrance Porch

Courtesy light. Part glazed entrance door to ...

Entrance Hall: 14'2 x 3'9 (4.32m x 1.14m)

Laminate flooring. Staircase to first floor. Understairs cupboard.

Cloakroom

Wash hand basin. Low-level WC. Part tiled walls. Laminate flooring. Double glazed window to the front elevation.

Living Room: 24'8 x 10' (7.52m x 3.05m)

Maximum measurement. A well proportioned principal room with double aspect. Double glazed bay window to the front elevation. Double glazed patio doors opening to the rear garden. Ornamental fireplace with fitted gas coal effect fire. Glazed panelled door to hallway.

Kitchen: 10'1 x 8'3 (3.07m x 2.51m)

Range of work surfaces with cupboards, drawers and space under. Inset single drainer sink unit with cupboards beneath. Range of wall cupboards. Hotpoint 4-ring hob. Delonghi double oven and grill. Plumbing for washing machine. Part tiled walls. Double glazed window to the rear elevation. Part glazed door to garden.

FIRST FLOOR:

Landing

Linen cupboard. Access to insulated and part boarded roof. Vaillant gas fired boiler serving central heating and domestic hot water.

Bedroom 1: 12'4 x 9'7 (3.76m x 2.92m)

Double glazed window to the front elevation with lovely outlook over parkland. Access to roof space. Range of mirror fronted wardrobe cupboards.

Bedroom 2: 10' x 9'10 (3.05m x 3.00m)

Double glazed window to the rear elevation. Built in wardrobe cupboards.

Bedroom 3: 9'2 x 7'4 (2.79m x 2.24m)

Double glazed window to the front elevation.

Shower Room

Shower cubicle with thermostatically controlled shower. Pedestal wash hand basin. Low-level WC. Chrome heated towel rail. Inset ceiling lighting. Double glazed window to the rear elevation.

EXTERNALLY:

Open plan front garden. The frontage being laid with astro turf and shingle. A concrete driveway provides parking and gives access to ...

Detached Garage: 18' x 17' (5.49m x 5.18m)

Two separate up and over doors. Power and light. Door to garden. Inspection pit.


The rear garden extends in depth to about 28'. Immediately behind the house is a paved terrace with an area of lawn and flower borders. Side gate with side access. Garden shed.

VIEWING

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

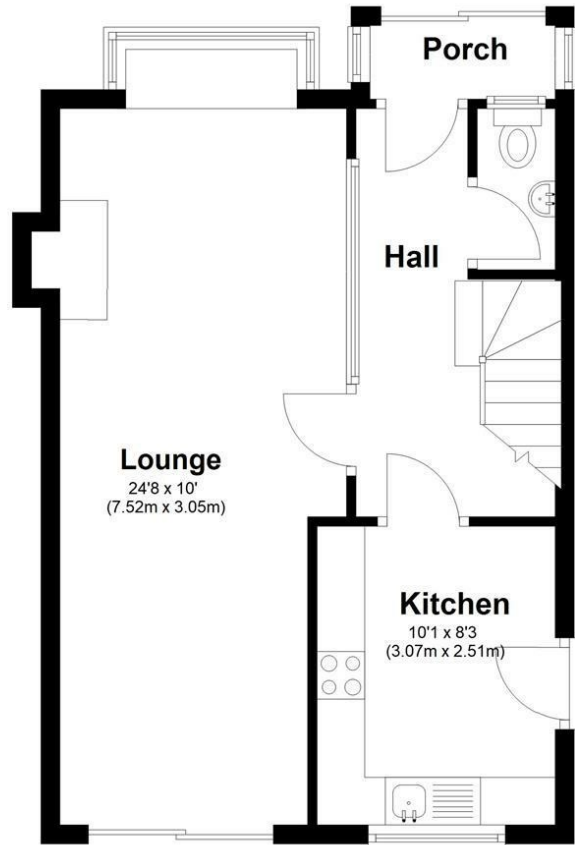
DIRECTIONS

Leave Maidstone on the A20 London Road and proceed to Allington. At the traffic lights turn right into Castle Road, continue down passing the shopping centre where the property will be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

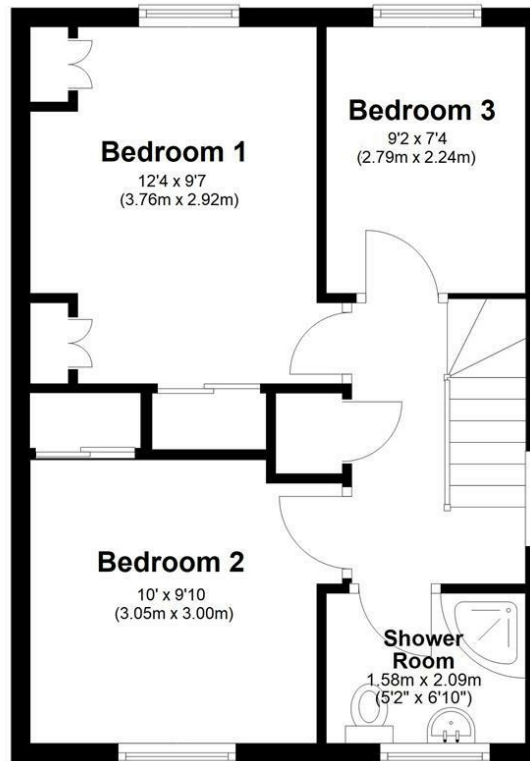
Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



First Floor

Approx. 38.8 sq. metres (418.2 sq. feet)



Total area: approx. 80.3 sq. metres (864.0 sq. feet)

