



**6 Maple Avenue, Allington, Maidstone, ME16 0DD**  
**Offers In Excess Of £450,000**





AN EXTREMELY POPULAR THREE/FOUR BEDROOM COX STYLE SEMI-DETACHED FAMILY HOME LOCATED IN ONE OF ALLINGTON'S PREMIER RESIDENTIAL CUL DE SACS. NO FORWARD CHAIN.

Page & Wells are delighted to bring to the market this rarely available and spacious family home which features a bay fronted lounge, bedroom 4/study, ground floor bathroom, dining room and kitchen. The first floor offers three bedrooms and a useful WC. There are ample off road parking facilities, single garage and a large garden to the rear. The property is considered to be in need of some internal modernisation, however, we feel that this has been accounted for within a most realistic asking price. The property is conveniently placed for all local amenities including reputable primary and secondary schools and internal viewing is recommended. Contact: PAGE & WELLS King Street office 01622 756703.

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



## LOCATION

Situated in one of Allington's premier residential cul de sacs within close proximity of local schools, the M20 motorway, railway stations and Maidstone town centre.

## PROPERTY INFORMATION

A rarely available spacious three/four bedroom Cox style semi-detached family home with large rear garden in need of some internal modernisation.

## KEY FEATURES

- Bay fronted lounge
- Separate dining room
- Three/four bedrooms
- Driveway and garage
- Large garden to rear
- No forward chain
- Scope to extend subject to the usual planning consents being obtained

## ROOMS

### GROUND FLOOR:

- Entrance Hall
- Lounge

### Dining Room

### Bedroom 4/Study

### Kitchen

### Bathroom

### FIRST FLOOR:

### Bedroom 1

### Bedroom 2

### Bedroom 3


### WC

### EXTERNALLY:

There is a driveway providing off road parking, single garage and a large garden to the rear.

### VIEWING

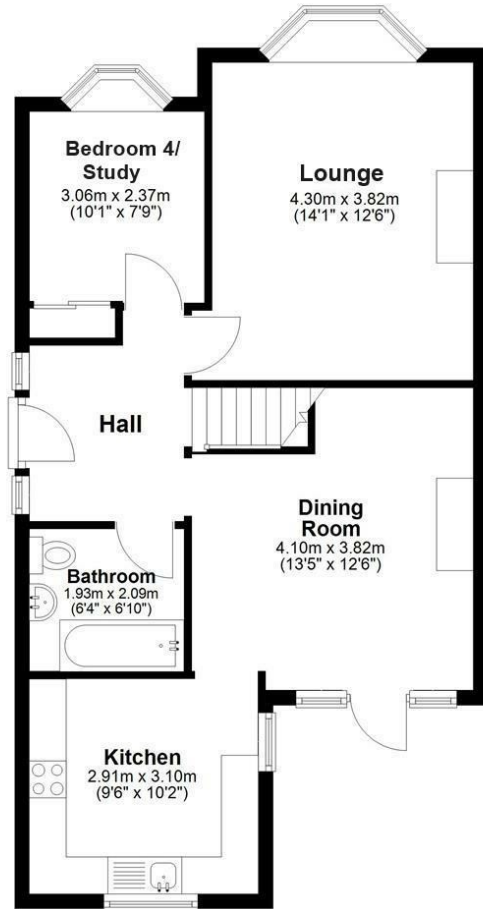
Viewing strictly by arrangements with the Agent's Head Office:  
52-54 King Street, Maidstone, Kent ME14 1DB  
Tel. 01622 756703

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

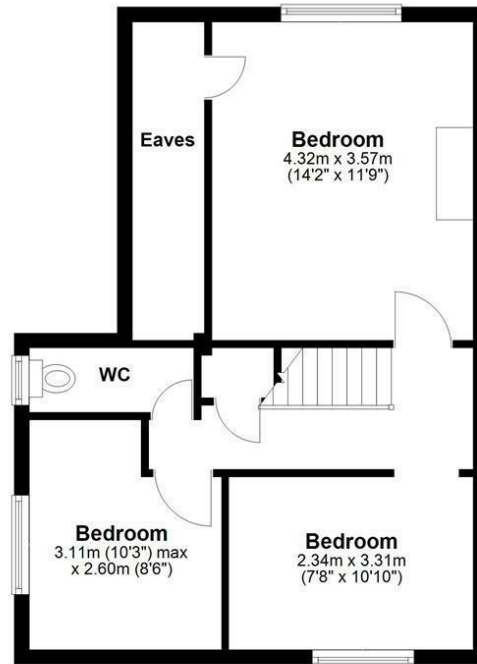
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### Ground Floor



### First Floor



Total area: approx. 103.4 sq. metres (1113.1 sq. feet)

