



Wyatt Road, Allington, Maidstone, Kent, ME16 0WB

Guide Price £600,000 - £625,000

GUIDE PRICE: £600,000 - £625,000 ** A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THE EVER POPULAR ALLINGTON LOCATION **

Page & Wells are delighted to bring to the market this stunning family home which has so much to offer. The ground floor features an entrance hall, cloakroom, study, sitting room, dining room, utility room and a superb open plan kitchen/breakfast room. The first floor offers four bedrooms, the principal bedroom features a vaulted ceiling, balcony with views and en-suite facilities. The guest bedroom also has an en-suite shower room. In addition, there is a modern family bathroom. The rear garden is a distinct feature of the property and incorporates an outdoor kitchen, and is considered ideal for entertaining. The property is well-placed for excellent primary and secondary schools and motorway access is a short drive away. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: G.



KEY FEATURES

- Principal bedroom with en-suite, vaulted ceiling and balcony
- Guest bedroom with en-suite
- Superb open plan kitchen/breakfast room
- Sitting room and dining room
- Study
- Driveway and garage
- Rear garden featuring outdoor kitchen
- Popular location

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Study

Sitting Room

Dining Room

Utility Room

Kitchen/Breakfast/Family Room

First Floor:

Landing

Principal Bedroom

Vaulted ceiling and balcony

- En-suite Shower Room

Guest Bedroom

- En-suite Shower Room

Bedroom Three

Bedroom Four

Family Bathroom

EXTERNALLY

There is a driveway providing off-road parking leading to ATTACHED GARAGE. The low maintenance REAR GARDEN features a stunning outdoor kitchen.

VIEWING

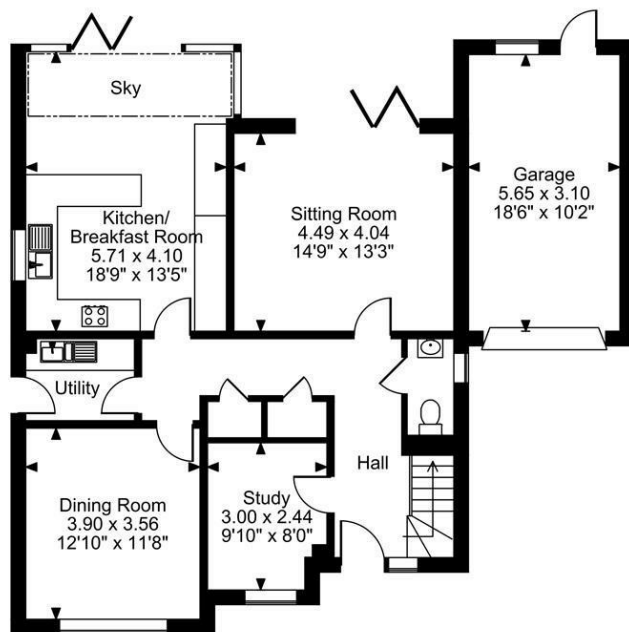
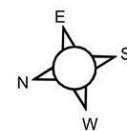
Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.

Energy Efficiency Rating

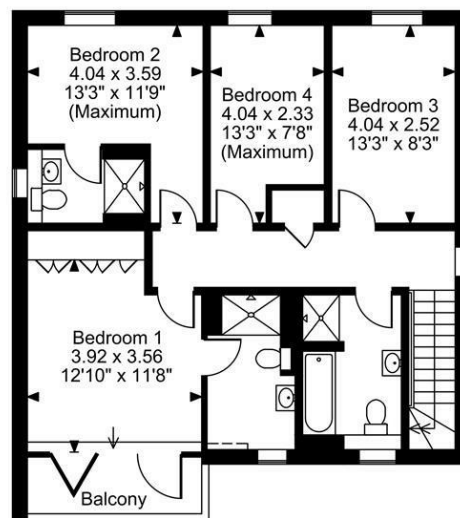
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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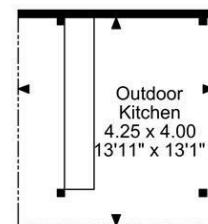
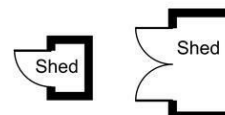
Wyatt Road, Allington, Maidstone
 Approximate Gross Internal Area
 Main House = 1743 Sq Ft/162 Sq M
 Garage = 189 Sq Ft/18 Sq M
 Sheds and Outdoor Kitchen = 214 Sq Ft/20 Sq M
 Balcony external area = 44 Sq Ft/4 Sq M
 Total = 2146 Sq Ft/200 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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