



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



8, Romney Road, Allington, Maidstone, ME16 0XU

4 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

Freehold



8, Romney Road, Allington, Maidstone, ME16 0XU

- Striking End Of Terrace Modern Home
- Almost 1500 Sq.Ft Of Artistically Presented Space
- Accommodation Set Over Three Floors
- Open Plan Living Area With Bi-fold Doors
- Integrated Kitchen & Updated Utility Room
- Four Bedrooms & Two Bathrooms
- South Facing Rear Garden & Off Road Parking
- Desirable Location Close to Maidstone

SITUATION:

Allington is a pleasant suburban village located just northwest of Maidstone, in Kent, offering a mix of peaceful residential areas and convenient access to the town's amenities. The village benefits from attractive open spaces such as the riverside walks along the River Medway,

Allington Lock, and nearby Whatman Park, which provide opportunities for outdoor recreation and leisure. Local facilities include shops, pubs, community centres, and easy access to Maidstone's wider range of retail, dining, and entertainment options.

Maidstone, the county town of Kent, is a vibrant and historic centre situated along the River Medway. It offers a blend of urban convenience and scenic countryside, with plenty of parks, riverside walks, and nearby rural landscapes. The town provides excellent educational opportunities, including a range of well-rated primary and secondary schools, as well as further and higher

education options such as MidKent College and the University for the Creative Arts. With its mix of shopping, culture, and green spaces, Maidstone serves as both a thriving commercial hub and a pleasant place to live and learn.

Allington enjoys an excellent location on the outskirts of Maidstone, offering superb transport links for commuters. The village is conveniently situated near the M20 motorway, providing easy access to London, the M25, and the Kent coast. Maidstone East and Maidstone West railway stations are just a short distance away, offering regular services to London Victoria, Charing Cross, and St Pancras, making travel to the capital straightforward and efficient. This combination of accessibility and a peaceful village atmosphere makes Allington an ideal location for those seeking a balance between town, country, and city life.



DESCRIPTION:

A striking, contemporary end-of-terrace home arranged over three floors, offering almost 1,500 sq. ft. of beautifully enhanced living space and a desirable south-facing garden. The current owners' attention to detail and flair for interior design are evident throughout this stunning family home. Thoughtful upgrades include elegant flooring across the first floor, stylish bi-fold doors, a landscaped rear garden, and a recently refurbished utility room.



The property is exceptionally energy-efficient, featuring a new boiler, high-performance double glazing, and excellent insulation earning it a commendable B energy rating for a greener footprint and reduced running costs.

The façade showcases a striking contemporary design, combining composite weatherboarding, exposed brickwork, and dark-framed windows. The front door opens into an inviting entrance hallway with a

cloakroom to the right and a stylish kitchen/breakfast room to the left.

The kitchen offers an extensive range of units with integrated appliances, complemented by sleek granite worktops. A separate utility room provides additional storage and space for laundry appliances. To the rear, the living space unfolds into a bright and spacious family room, enhanced by vaulted ceilings and skylights. This versatile area offers ample room for both dining and relaxation, seamlessly connecting to the south-facing garden through full-width bi-fold doors, perfect for indoor-outdoor living.

To the first floor, high-quality laminate flooring flows seamlessly throughout, a galleried landing with a full-height window floods the space with natural light and provides room for a desk or reading area. This level also features a well-appointed family bathroom and three generously proportioned bedrooms.

The second floor is dedicated to the principal bedroom, complete with an en-suite shower room, offering a private and comfortable retreat.

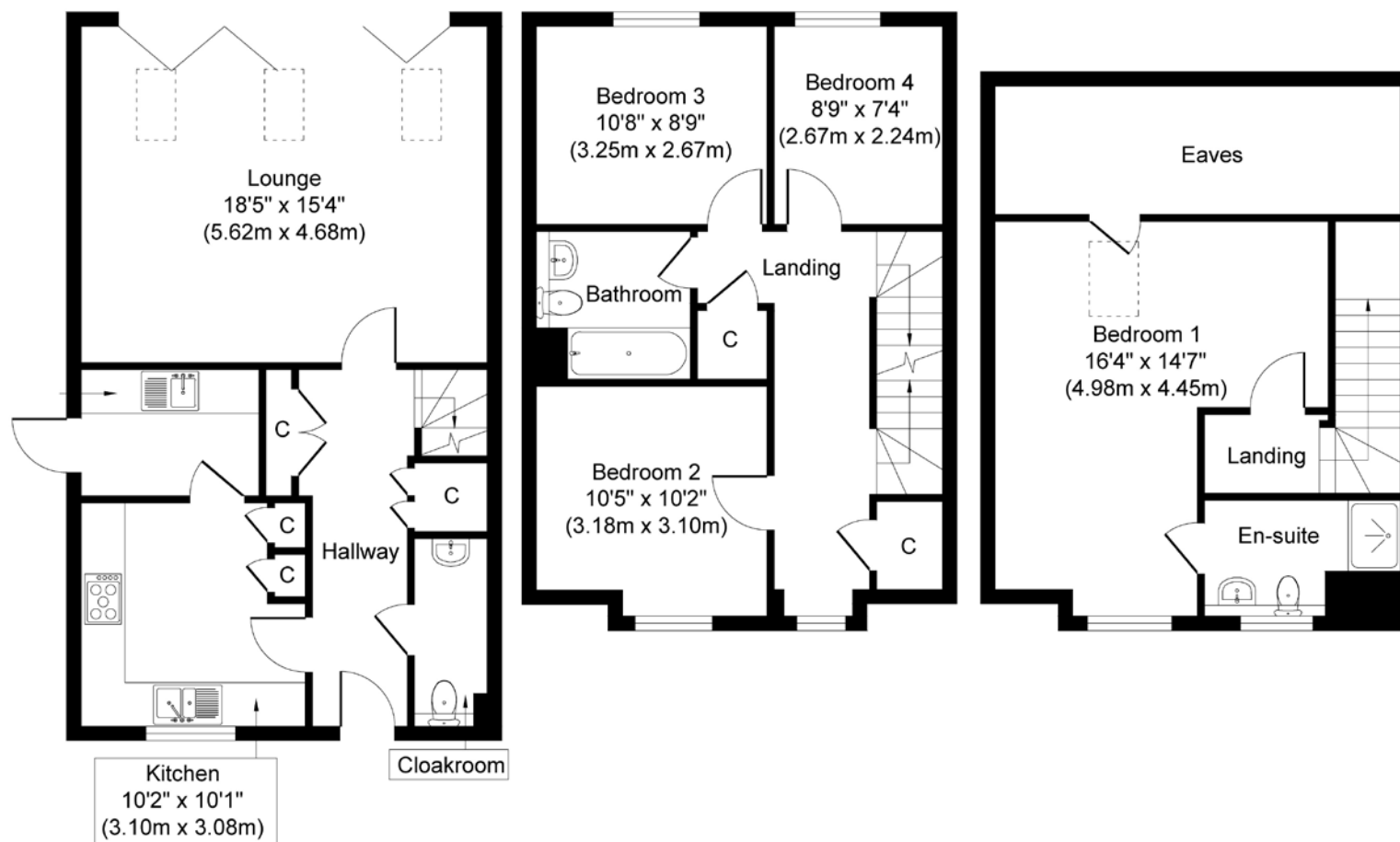
OUTSIDE:

To the front of the property, there is parking for two cars, along with additional visitor bays available within the development.

The south-facing rear garden is mainly laid to lawn and features a composite decked area, accessed directly from the bi-fold doors—ideal for alfresco dining or relaxing beneath the pergola

AGENTS NOTE:

Approx £500 annual maintenance charge for the upkeep of communal areas, including childrens playground



TOTAL FLOOR AREA: 1480 sq. ft (137 sq. m)



EPC RATING
B



COUNCIL TAX BAND
E



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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