



**Frinstead Walk, Maidstone, Kent, ME16 0NN**

**Guide Price £500,000 - £525,000**



**\*\* GUIDE PRICE: £500,000 - £525,000 \*\* A MOST SPACIOUS FOUR BEDROOM LINK-DETACHED FAMILY HOME LOCATED IN A CUL-DE-SAC POSITION IN THE SOUGHT AFTER ALLINGTON AREA \*\***

Page & Wells are delighted to bring to the market this well-planned family home which, in our view, is in need of some internal modernisation, however, we feel that this has been accounted for within a most realistic asking price. The ground floor accommodation features an entrance hall, cloakroom, living room, dining room and kitchen. The first floor offers four bedrooms and a family bathroom. Externally, there is ample off-road parking to the front, a single garage, beyond which is a large utility room. This room could offer a range of alternative uses including a work from home office space. There is a pleasant well-screened garden to the rear. Tenure: Freehold. EPC Rating: C. Council Tax Band: E.



## KEY FEATURES

- 4 bedrooms
- Downstairs cloakroom
- 2 reception rooms
- Large utility room with potential for alternative uses
- 16 solar panels on southwest facing roof
- Ample off-road parking and garage
- No forward chain
- Cul-de-sac setting
- Close to reputable primary & secondary schools
- Easy walking distance to Mid Kent Shopping Centre (200 metres) and Allington Library (4 minutes)

## ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Living Room

Dining Room

Kitchen

First Floor:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

## EXTERNALLY

There are ample off-road parking facilities, single garage, useful utility room and a pleasant well-screened garden to the rear.

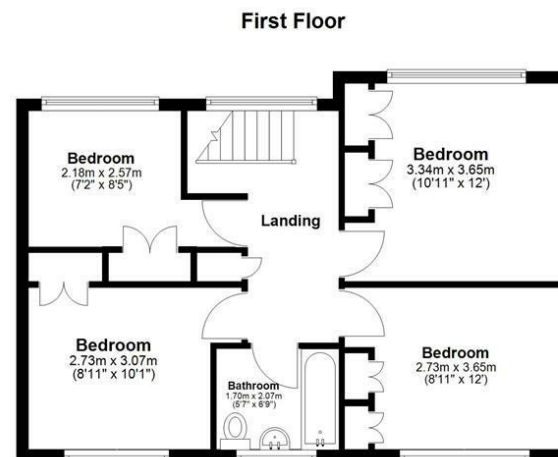
## VIEWING

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) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>72</b>                  | <b>75</b>                                                                           |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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Total area: approx. 135.6 sq. metres (1459.2 sq. feet)

