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MEDWAY AVENUE

YALDING

Offered to the market in good condition throughout nestled in the picturesque village of Yalding, this delightful three-bedroom semi-detached home is an ideal combination of countryside tranquillity and convenient access to local amenities. With light-filled rooms, low maintenance garden, the home is perfect for families, couples, or anyone looking to enjoy the best of Kent village life. Yalding primary school is rated good by Ofsted, there is a village shop, post office and easy access for Paddock Wood and Maidstone mainline stations.

Guide Price £340,000-£365,000

FREEHOLD





MEDWAY AVENUE

YALDING | MAIDSTONE | KENT | ME18 6JN

- Central village location
- Three bedroom semi-detached house
- Low maintenance front and rear gardens
- Modern fitted kitchen with separate dining room
- Local primary school "Ofsted Good"
- Access to Paddock Wood and Maidstone main line stations

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested.

Heating: No central heating although mains gas available. For the right offer the sellers will install.

BROADBAND: Available as Standard and Ultrafast.

MOBILE COVERAGE: EE good outdoor.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone borough council.

COUNCIL TAX: Band C. **EPC:** F (24)

COVENANTS: None known.

FLOOD & EROSION RISK: Property flood history: None.

Rivers and the sea: Very low risk. **Surface Water:** Very low risk. **Reservoirs:** Unlikely. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

AGENTS NOTE: Planning permission has been granted for 112 units North and South of Kenward Road, Yalding.

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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FLOORPLANS

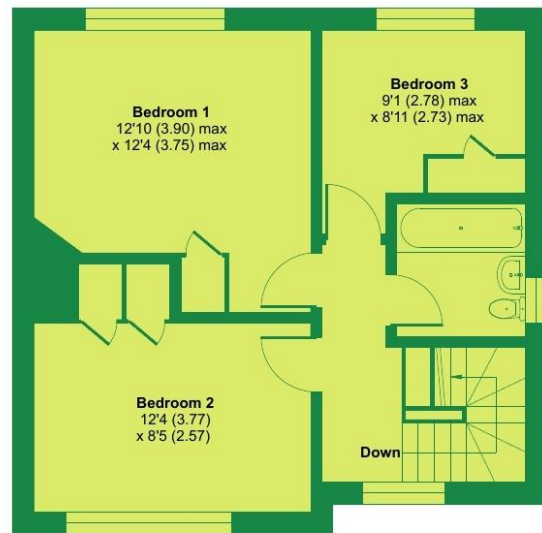
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Approximate Area = 999 sq ft / 92.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1373439

OFFICES LOCATED AT:

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