



Newbridge Avenue

Maidstone ME16 9RF

Offers In The Region Of £775,000



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COUNTRY HOMES

Maidstone ME16 9RF

KHP Country Homes are delighted to bring to the market this impressive detached family home on Newbridge Avenue. Benefiting from the remainder of an NHBC warranty and offering a luxurious 'show home' feel with quality upgrades including Amtico flooring, under-floor heating and shutters throughout, this home is the epitome of modern living.

This stunning home provides a large, double aspect living room, with views over the front and rear gardens but one of the most exciting features of this home is the generous size kitchen/dining/family area. Boasting Quartz worktops and quality integrated appliances, including a double fridge freezer and double oven. This area presents a family friendly, versatile living space. There is also a separate utility area with washing machine.

To the first floor is the Principal bedroom with en-suite, offering both a bath and separate shower cubicle. As you can see from the floor plan, bedroom 5/salon leads off of this and is used by the current owners as a dressing room benefiting from built-in cupboards.

Bedroom 2 is again generous in size and has a second en-suite. To the second floor, bedrooms 3 & 4 (both doubles) are complimented by a contemporary family bathroom.

Externally, the property benefits from one of the larger gardens on the development with grassed area and extended patio making this the ideal spot to enjoy the summer months with friends and family. There is also ample parking for several vehicles, ensuring convenience and practicality.

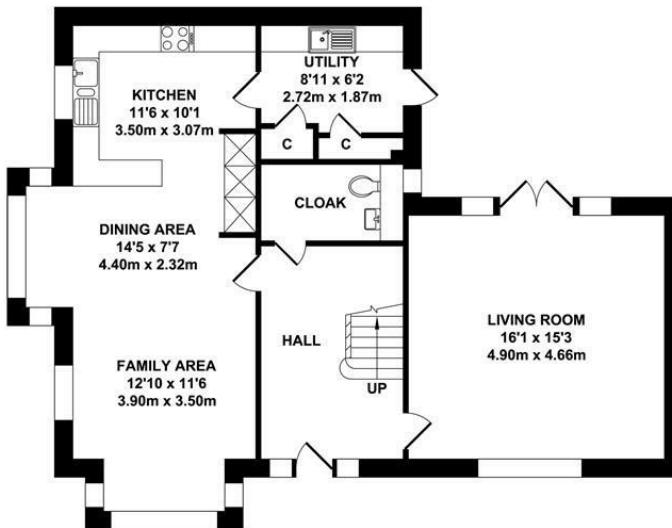
Situated within easy reach of the M20, making commuting to London easy, this location is perfect for professionals. Furthermore, the town centre is just a short distance away, offering a variety of shops, restaurants and leisure facilities to enhance your lifestyle.

This property presents an excellent opportunity for those seeking a spacious family home in a well-connected area which is sure to appeal to a variety of buyers.

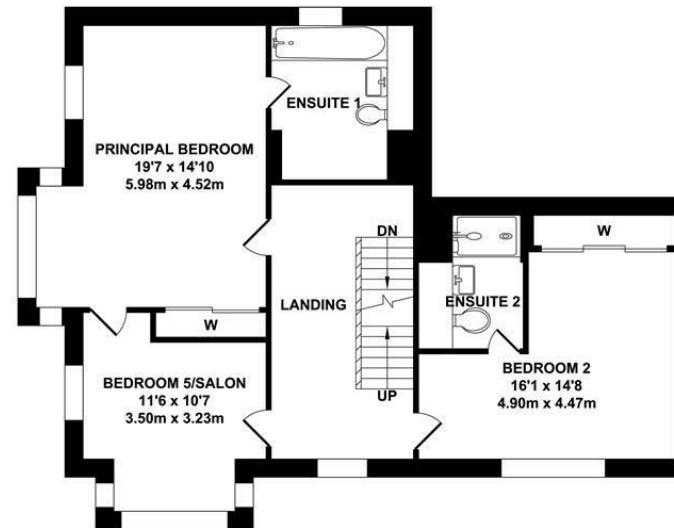
Call now to arrange your viewing.

- Immaculately presented 5 bed detached family home
- Double aspect living room
- Large open plan Kitchen/dining/family area
- Utility & Cloakroom
- En-suite to bedrooms 1 & 2
- Generous parking
- Easy access to motorway
- Barming train station nearby
- Local amenities close by
- Remainder of NHBC warranty

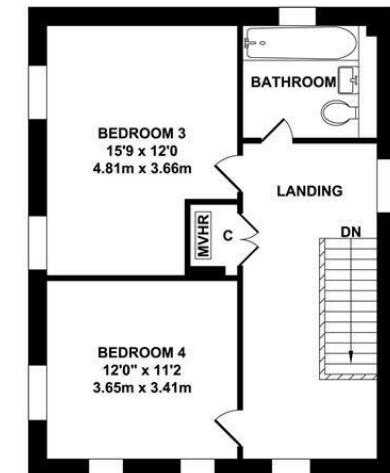




GROUND FLOOR
APPROX. FLOOR AREA
862 SQ.FT.
(80.10 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
862 SQ.FT.
(80.10 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
564 SQ.FT.
(52.39 SQ.M.)

TOTAL APPROX. FLOOR AREA 2288 SQ.FT. (212.59 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(91-91) Energy efficient	B	88
(90-80) Good	C	
(55-48) Satisfactory	D	
(39-34) Needs improvement	E	
(21-18) Inadequate	F	
(17-0) Very poor	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





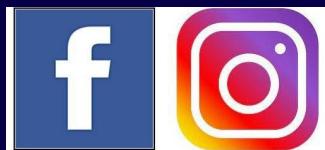
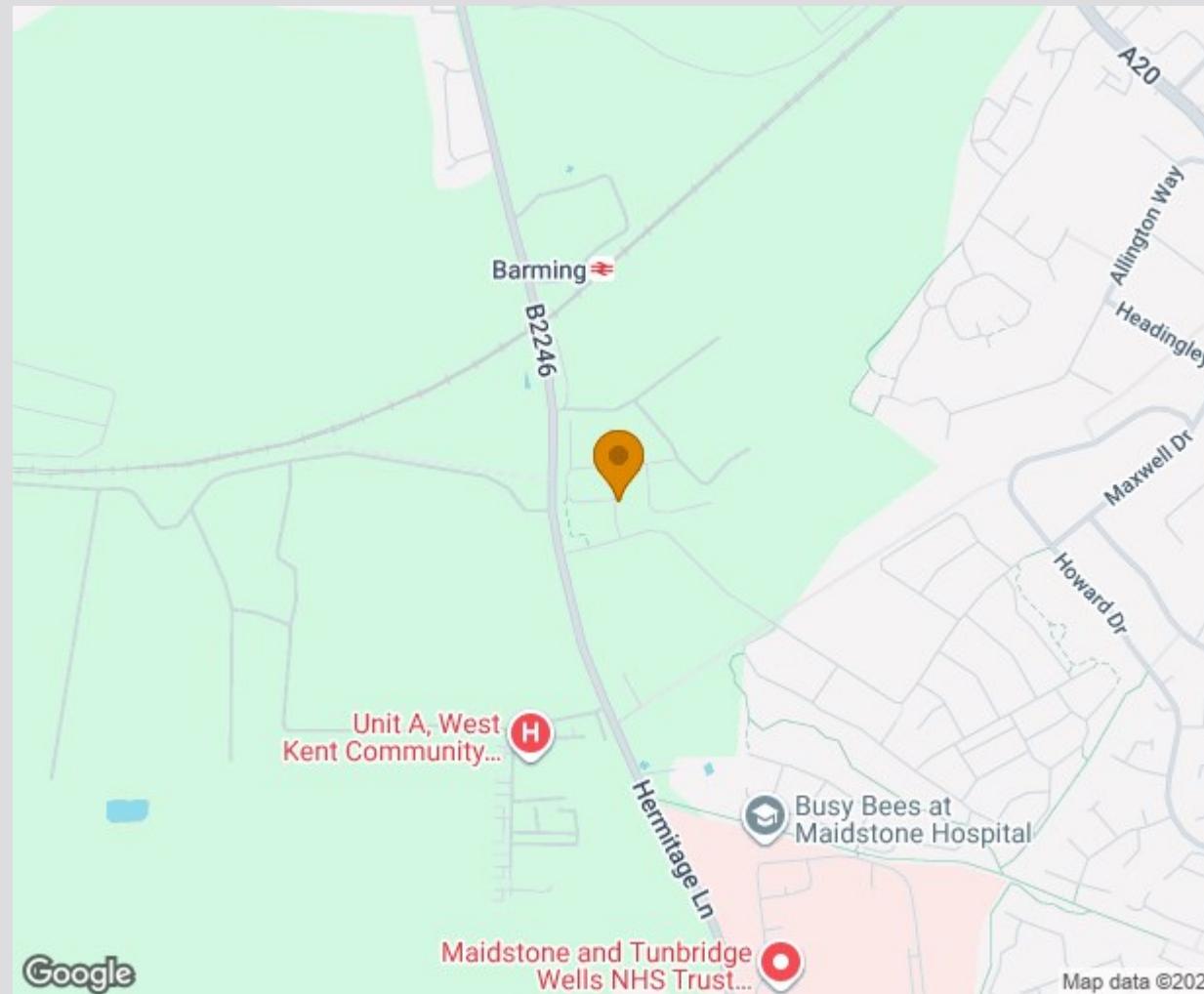
Location Map

Tenure: Freehold

Council tax band: G

Charges
Management Charge- £350 PA
Reviewed Annually

Anti Money Laundering Charges
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01622 94 22 22 allington@khp.me
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