



**32 Newbury Avenue
Allington, Maidstone
ME16 0RB
Price £360,000**

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Maidstone
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Description

A highly desirable semi-detached bungalow situated just 200 metres from the Mid Kent Shopping Centre and local doctors' surgery. The property offers well-proportioned accommodation throughout, featuring a south-facing garden, a long driveway and a garage.

Inside, the home comprises a well-fitted kitchen with appliances, a shower room, separate cloakroom, two bedrooms, a small garden room and a living room to the front with an attractive bay window. There is also potential for a loft conversion, subject to the necessary permissions.

Originally built by Sterling Homes in the 1960s, the property is conveniently located on the popular Allington Farm development, close to excellent local amenities including schools, shops, a community centre and regular bus services along London Road into Maidstone. The property also benefits from easy access to the extensive motorway network. Sold with no forward chain.

Location

Located on the fringe of this sought after development with its own excellent selection of amenities which include a range of shops at The Mid Kent shopping centre including Waitrose supermarket, a community centre, highly regarded local infant and junior school. Maidstone town centre is some 1 1/4 miles distant and offers a more comprehensive selection amenities including two railway stations connected to London, two museums, theatre, county library and multi-screen cinema. The M20/A20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and The Channel Ports.

Council Tax Band

D

VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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ON THE GROUND FLOOR

ENTRANCE CANOPY

L-SHAPED ENTRANCE HALL

Built-in storage cupboard and access to the loft space.

LIVING ROOM 18' 5" x 10' 8" (5.61m x 3.25m)

Ornamental stone fireplace with raised hearth and flame-effect fire, bay window to the front with vertical blind, and double radiator.

KITCHEN / BREAKFAST ROOM 10' 5" x 9' 9" (3.17m x 2.97m)

Well fitted with a range of units featuring white high-gloss door and drawer fronts with stainless steel fittings and slate-effect work surfaces. Geometric tiled flooring and metro-tiled splashbacks. Stainless steel sink with mixer tap, gas cooker with oven and grill, plumbing for washing machine, fridge and freezer. Built-in cupboard housing an Ideal gas-fired boiler supplying central heating and domestic hot water. Window to the rear with fitted vertical blinds enjoying a southerly aspect, and a glazed door to the side with canopy.

BEDROOM 1 12' 2" (plus wardrobes) x 10' 3" (3.71m x 3.12m)

Range of built-in wardrobe cupboards with mirrored sliding doors, double radiator, and double-glazed sliding patio doors leading to the garden room.

GARDEN ROOM 7' 2" x 7' 0" (2.18m x 2.13m)

Window overlooking the rear garden with a southerly aspect, and door providing access to the garden.

BEDROOM 2 10' 0" x 8' 5" (3.05m x 2.56m)

Window to the front and radiator.

SHOWER ROOM

White suite comprising a shower cubicle with glazed surround, wash hand basin with double cupboard beneath, radiator, tiled splashbacks with mosaic border detail, and window to the side.

SEPARATE WC

White low level suite.

OUTSIDE

To the front of the property there is a decorative boundary wall adjoining the pathway and road, with a shingle bed and brick-paviour driveway and pathway providing ample off-road parking. This leads to a detached brick garage with light and power, outside lighting and an up-and-over entry door. The rear garden enjoys a southerly aspect and extends to approximately 44 ft. It is mainly laid with paving with a further paved area beyond, complemented by decorative conifers and an alpine bed, and enclosed by fully fenced boundaries.

Directions

From Maidstone leave via the Tonbridge Road A26, keeping in the right hand lane taking the first turning on the right in Terrace Row, bearing left along the London Road A20 continue for approximately 1 mile, turning right at the traffic lights adjacent to the petrol station into Castle Road, first right again into Newbury Avenue.



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