



Romney Road

Allington ME16 0XU

Guide Price £425,000



COUNTRY HOMES

Allington ME16 0XU

Nestled on the charming Romney Road in Allington, this delightful detached house offers a perfect blend of modern living, ample lighting, and comfort, perfect for families.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere. The house features three bedrooms, including a master suite with an ensuite bathroom, ensuring privacy and convenience for the occupants. The additional bathrooms are thoughtfully designed, catering to the needs of family life.

The well-appointed kitchen is perfect for culinary enthusiasts, providing ample space for meal preparation and entertaining guests.

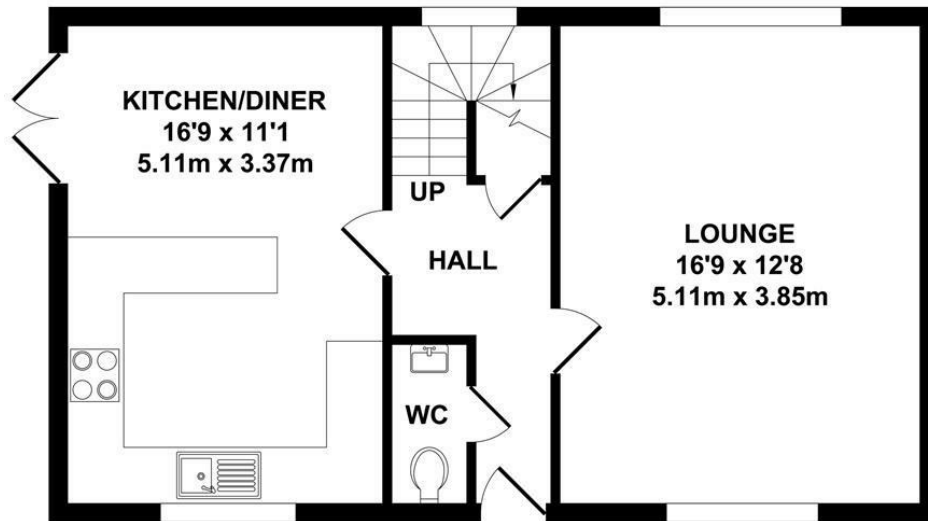
Outside, the property benefits from a car port with two spaces. Convenient off-street parking and a EV charger. The surrounding area is peaceful and family-friendly, with local amenities and green spaces within easy reach. Within the catchment area of Allington primary school and Palace Wood, this makes this property the perfect location.

Situated near to the M20, an easy commute to London or down to the coast. It has a nearby train station, with a direct train into central London. It is walking distance to the local school, Library and a bus stop, which is a direct bus into Maidstone town centre. Mid Kent shopping centre is within walking distance, it has a Waitrose, bakery, chemist, hairdressers and lots more. This location ticks so many boxes!

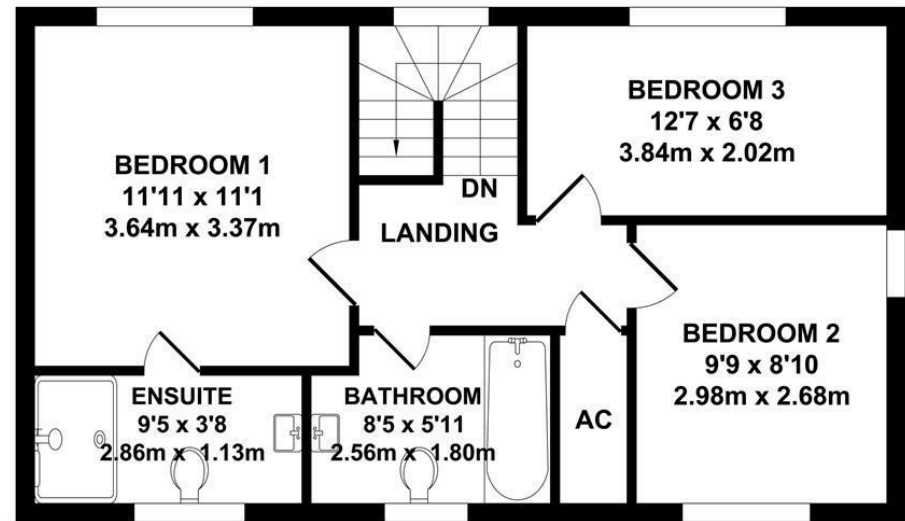
CALL NOW TO ARRANGE A VIEWING!

- 3 bed DETACHED family home
- Kitchen/diner
- Lounge
- Downstairs cloakroom
- Family bathroom
- Master bedroom with en-suite
- Car port
- Convenient location
- Easy access to motorway links
- Local amenities close by





GROUND FLOOR
APPROX. FLOOR AREA
506 SQ.FT.
(47.00 SQ.M.)

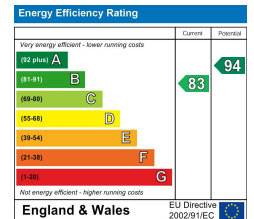


FIRST FLOOR
APPROX. FLOOR AREA
506 SQ.FT.
(47.00 SQ.M.)

TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.00 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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Location Map

Tenure: Freehold

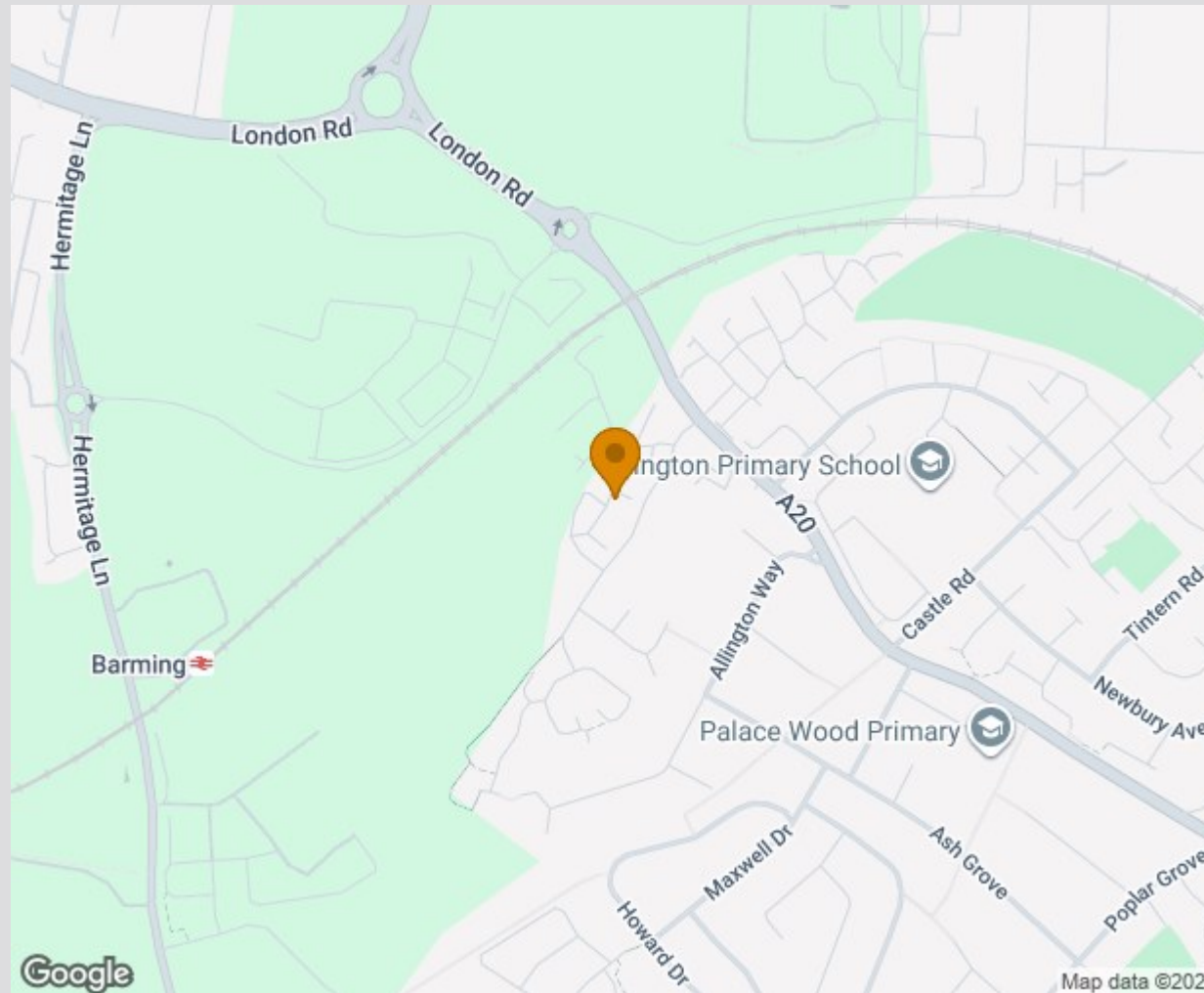
Council tax band: E

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.

Charges

Management Charge: £560 PA



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

www.khp.me



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