



Hazel Avenue

Allington ME16 0BA

Guide Price £625,000



COUNTRY HOMES

Allington ME16 0BA

Nestled on the desirable Hazel Avenue, a cul de sac in Allington, this extended semi-detached house offers a perfect blend of space and modern living. With four well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families seeking comfort and convenience.

The home boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The open plan kitchen family room is a standout feature, creating a warm and welcoming environment for gatherings and everyday living. There is also a separate utility. The addition of a downstairs WC adds to the practicality of the layout, making it suitable for both family life and hosting guests. There is also a detached home office in the garden with electricity, water, drainage, mains heating and hard wired for broadband and TV, ready for those needing to work from home or it can be used as an additional recreational space.

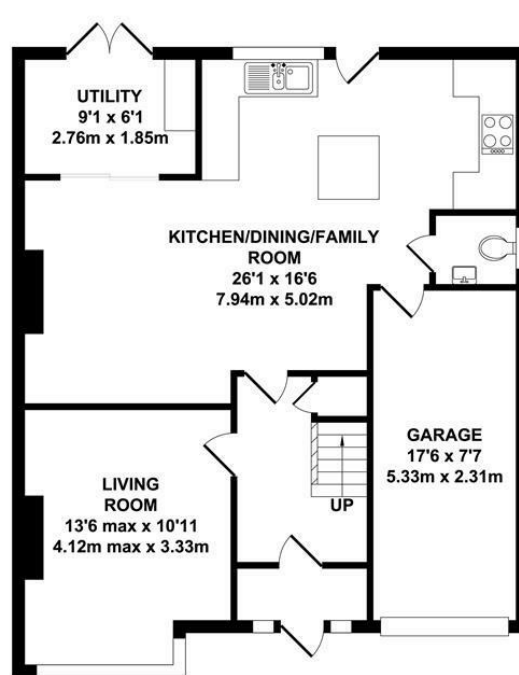
A huge advantage with this home is the energy efficiency, the property is equipped with solar panels and battery storage, significantly reducing running costs and contributing to a more sustainable lifestyle. With an EPC rating of 91 (B) this home is considerably higher and therefore cheaper to run than similar properties.

Parking is a breeze with ample parking on the drive which leads to the integral garage, ensuring that you and your guests will never be short of room. Furthermore, the location is particularly advantageous, being in close proximity to local schools, making it an excellent choice for families with children.

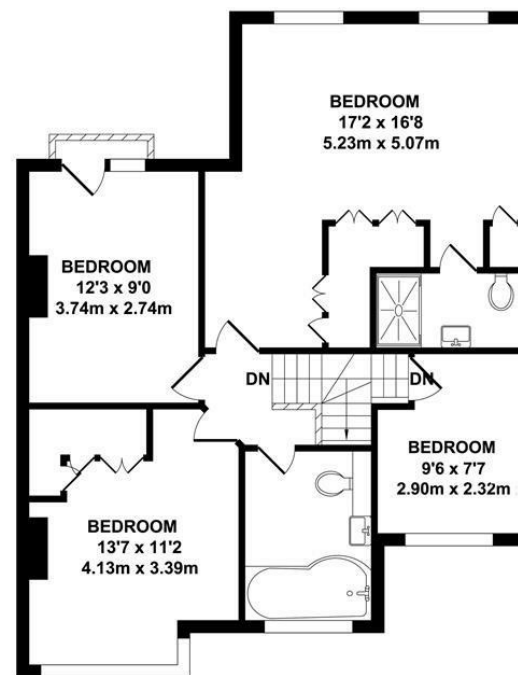
This semi-detached house on Hazel Avenue is not just a home; it is a lifestyle choice that combines comfort, convenience, and modern amenities. The local shops are a short distance and the train station and access to the M20 are a short drive for commuters. Do not miss the opportunity to make this wonderful property your own. Call today to arrange your viewing.

- Extended semi detached
- 4 bedrooms
- Open plan kitchen/family room
- Ensuite to master
- Downstairs WC and utility
- Garage and drive
- Well presented
- Solar panels reducing running costs - EPC rating B
- Popular location in a cul de sac
- Viewing encouraged

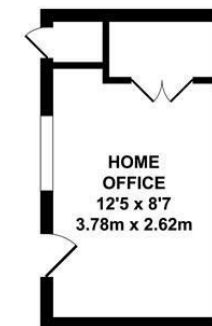




GROUND FLOOR
APPROX. FLOOR AREA
793 SQ.FT.
(73.66 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
690 SQ.FT.
(64.12 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
135 SQ.FT.
(12.52 SQ.M.)

TOTAL APPROX. FLOOR AREA 1618 SQ.FT. (150.30 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			
(12-14) A		91	9
(11-11) B			
(10-10) C			
(9-14) D			
(18-14) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





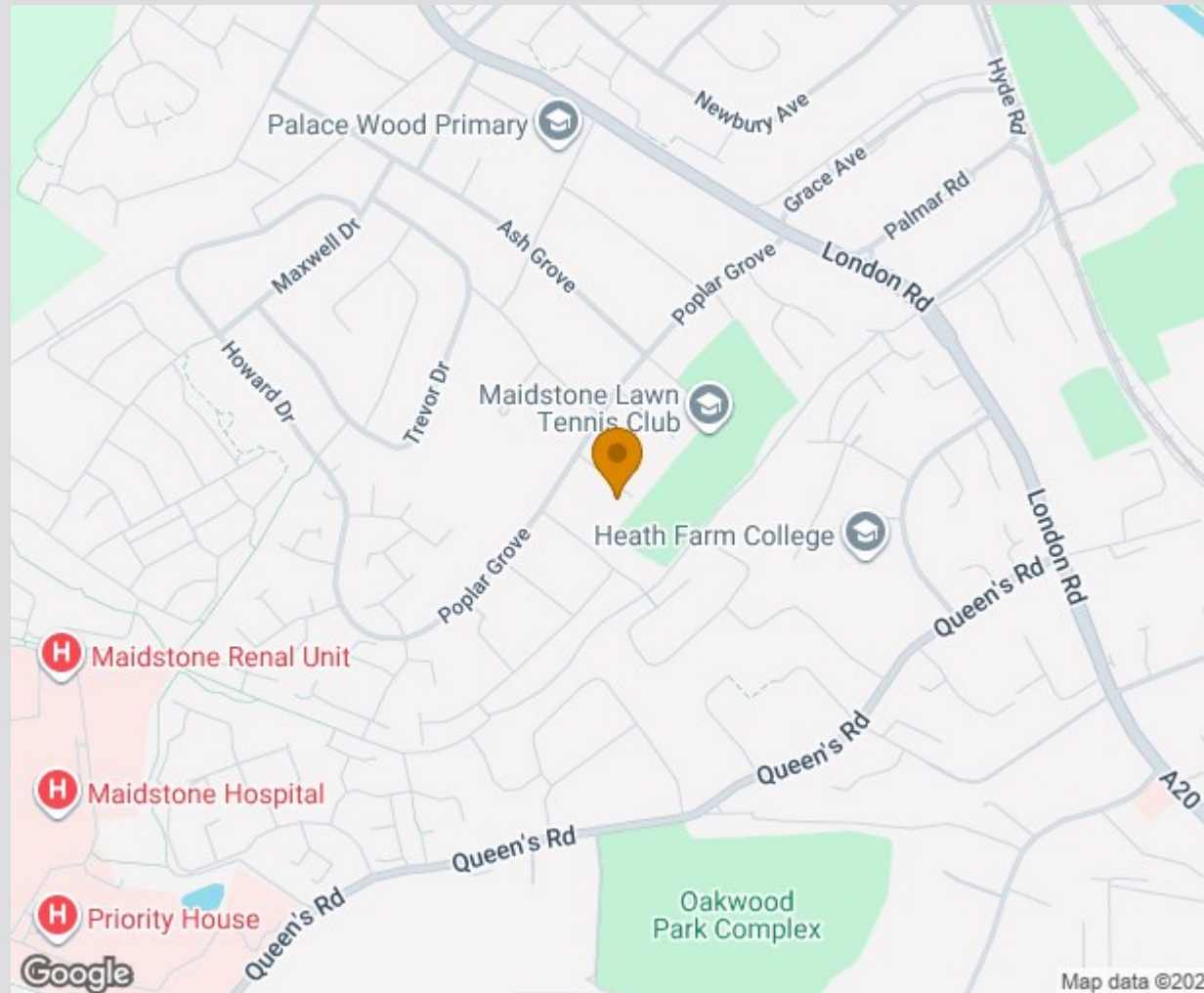
Location Map

Tenure: Freehold

Council tax band: D

AML

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.



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