



24 Hawthornden Grove, Yalding, Maidstone, ME18 6FG.

Guide Price £590,000 - £610,000

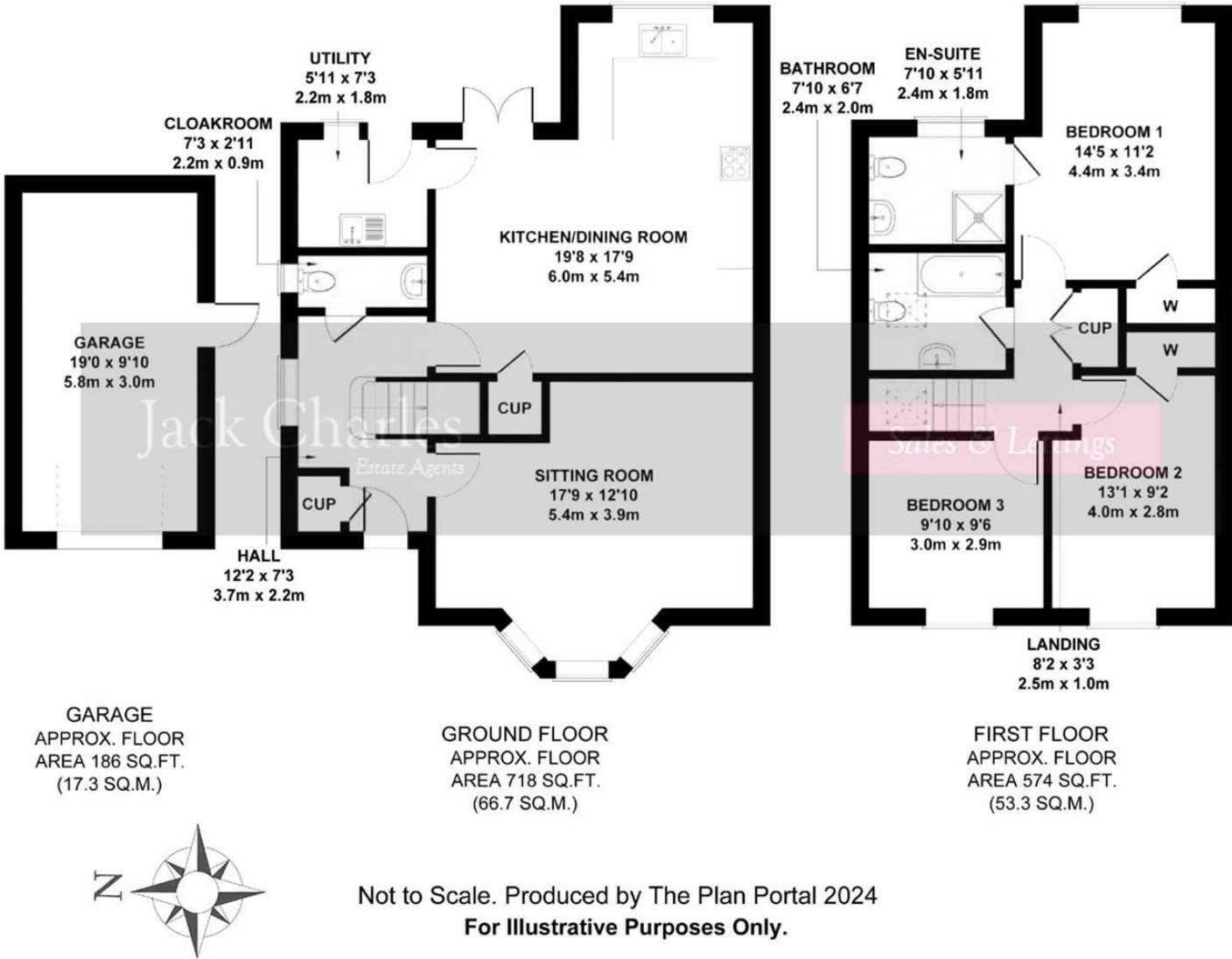
Jack Charles  
Estate Agents

*Sales & Lettings*



- Semi Detached House
  - Open Plan Kitchen / Dining Room
  - Private Rear Garden
- Three Double Bedrooms
  - Separate Utility Room
  - Garage & Parking For 2 Cars
- Living Room
  - Ensuite & Family Bathroom
  - Communal Paddock/Meadow

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 86      | 87        |
| EU Directive 2002/91/EC                     |         |           |

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## To Be Sold

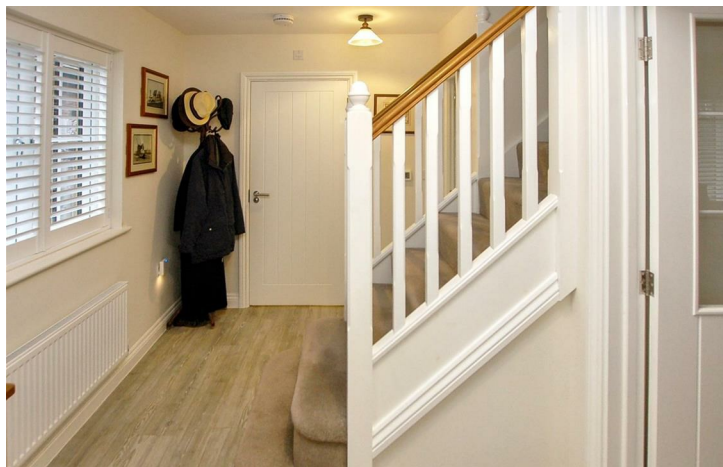
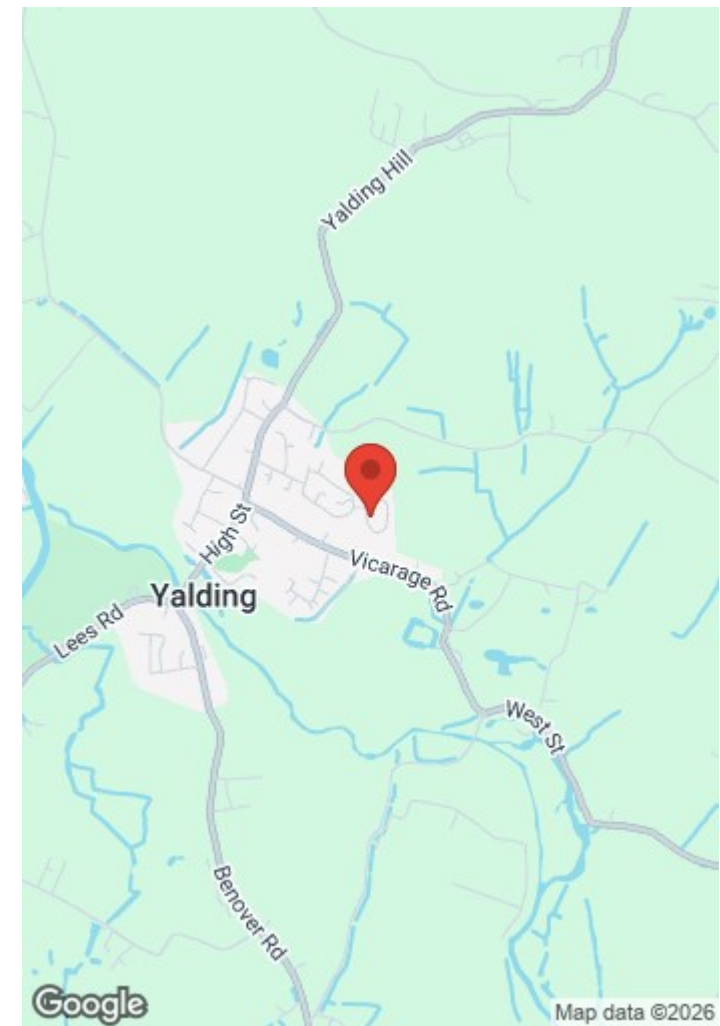
Jack Charles are delighted to offer the opportunity to purchase this beautifully presented three bedroom semi detached home by Millwood Designer Homes, built circa 2021. The property offers light and spacious accommodation throughout with an entrance hall, cloakroom, sitting room to the front and a lovely open plan kitchen / dining room with separate utility room just off. To the first floor are three double bedrooms, including the principal bedroom with an en suite shower room fitted with a contemporary white suite, together with a separate family bathroom offering a bath with shower over.

Outside the property benefits from off road parking, a single garage and a private rear garden featuring a patio area and lawn. There is also a communal paddock in the heart of the development for the use of all the residents.

Viewings recommended

## Yalding

Situated in the ever popular Yalding, the house is just a stroll from the High Street and the attractive centre of the village which offers local shops, public houses and restaurants. Yalding is one of those quintessential Kent villages steeped in history with the aesthetics to match. There is also a train station and easy access to the larger 'A' road network a short drive away.







**Jack Charles**  
Estate Agents

*Sales & Lettings*

|                                                                          |                                                                       |                                                                      |
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