



# Lambert & Foster



## BLUMER LOCK

YALDING | MAIDSTONE | KENT | ME18 6AD

*This is an excellent opportunity to purchase this immaculate three double bedroom, two bathroom semi-detached property on an exclusive gated development. The property benefits from a living room that has a double aspect with views over the landscaped communal gardens to the front, there is a fantastic open plan kitchen/dining room with sliding doors onto the beautifully enclosed garden. Allocated parking is available to the front. The development is adjacent to Yalding station with trains connecting to London via Paddock Wood and opposite Hampstead Marina and good access to local amenities. NO ONWARD CHAIN.*

Guide Price £500,000

FREEHOLD





## 3 BLUMER LOCK

YALDING, MAIDSTONE, KENT, ME18 6AD

- No onward chain
- Preferential mortgage rates available for EPC of B
- Semi-detached, three double bedroom, two bathroom spacious family home
- Gated development with allocated parking for two cars
- Secluded rear landscaped garden
- Adjacent to Yalding station with connecting trains to London via Paddock Wood

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**WHAT3WORDS:** ///formed.ridiculed.sits

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Mains Gas and Underfloor Heating

**BROADBAND:** Standard and Superfast Available

**MOBILE COVERAGE:** Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Maidstone Borough Council

**COUNCIL TAX:** Band E **EPC:** B (85)

**COVENANTS:** Service fees approx. £1000 annually

**FLOOD & EROSION RISK: Property flood history:** None **Rivers and the sea:** Low **Surface Water:** Very Low **Reservoirs:** There is a risk **Groundwater:** Unlikely  
(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under tiled roof



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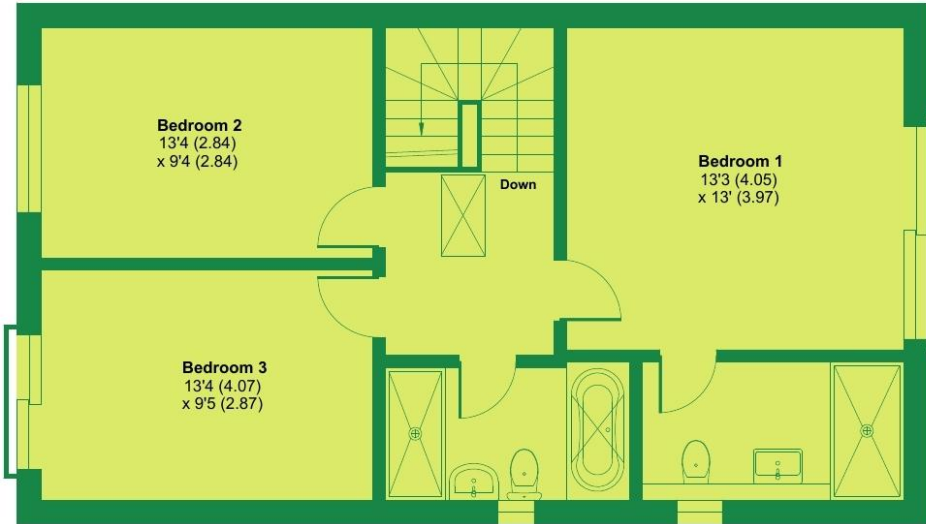
**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

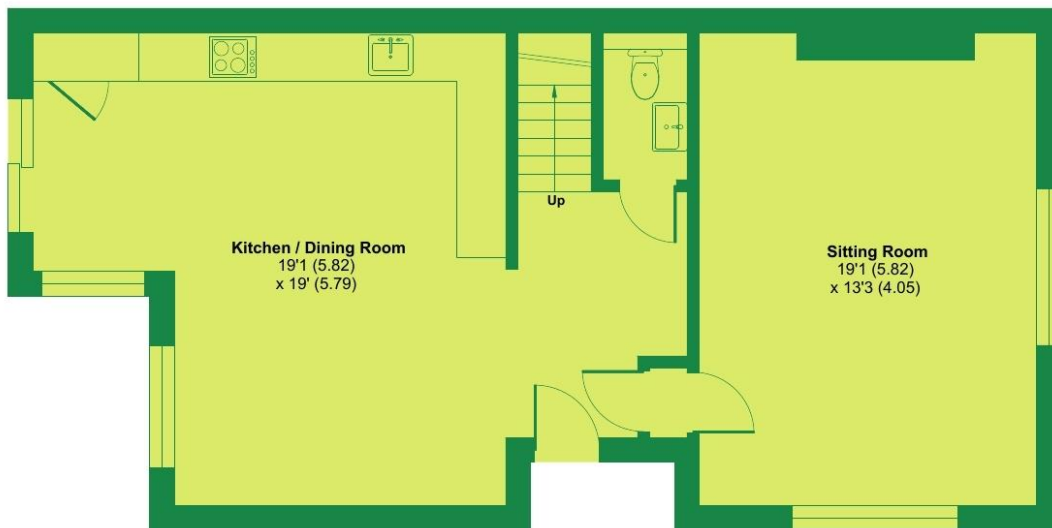
# Blumer Lock, Yalding, Maidstone, ME18

Approximate Area = 1363 sq ft / 126.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Lambert and Foster Ltd. REF: 1447141

**OFFICES LOCATED AT:**

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN

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