

Rosebay Gardens

Allington ME16 0TR

Offers Over £550,000

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COUNTRY HOMES

Allington ME16 0TR

Welcome to this stunning detached property located in a quiet cul-de-sac in the popular area of Allington. This modern 4 bedroom detached house offers an open plan modern living space for you and your family.

Downstairs has a WC, hallway leading into the open kitchen/diner, opening on to the beautiful garden with summerhouse/outside office/home gym. It also has a utility room, perfect for busy family life!

It has a separate living room with bay window and a study, which could also be used as a playroom. This property ticks all the boxes and provides ample space for entertaining guests or simply relaxing in the garden. Upstairs boasts 4 double bedrooms and a modern family bathroom providing a bath and shower. The main bedroom has an en-suite.

Situated in a peaceful location, this home offers a tranquil environment near a nature reserve and is perfect for unwinding after a long day. This house has a driveway for 2 cars and visitor parking. As well as a garage with mezzanine floor providing plenty of storage. The property's proximity to well respected primary schools, Palace Wood and Allington, make it an ideal choice for families with young children, ensuring a stress-free school run each day.
This beautiful property in Allington truly offers everything a growing family needs.

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!

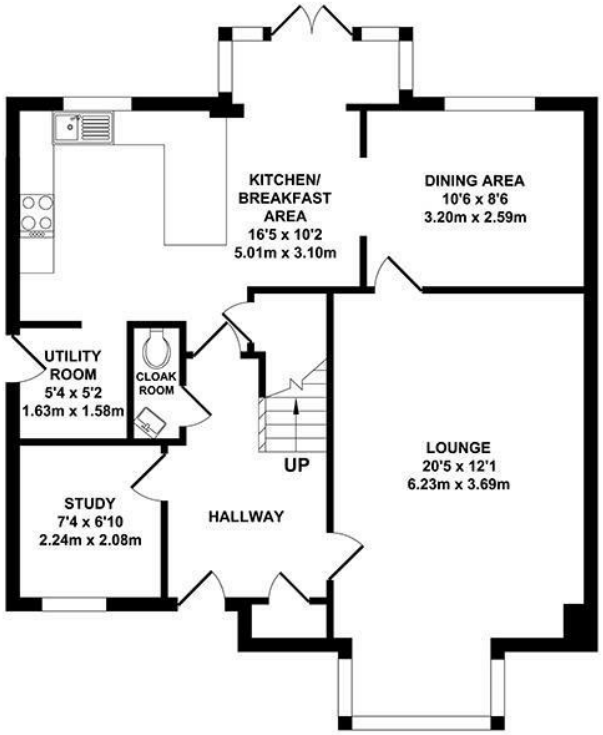
Call now to arrange your viewing.
• Quiet cul de sac location
• Open plan living
• Garage & driveway
• Close to Schools, shops & transport links
• Easy commute to London or the coast

- Close to Schools
- Close to shops
- Close to M20

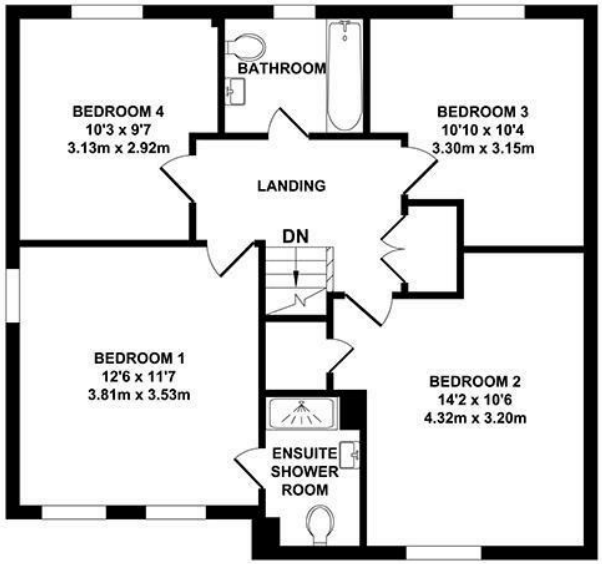








GROUND FLOOR
APPROX. FLOOR AREA
725 SQ.FT.
(67.40 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
671 SQ.FT.
(62.38 SQ.M.)

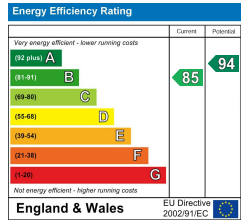


OUTBUILDING
APPROX. FLOOR AREA
203 SQ.FT.
(18.88 SQ.M.)

TOTAL APPROX. FLOOR AREA 1600 SQ.FT. (148.66 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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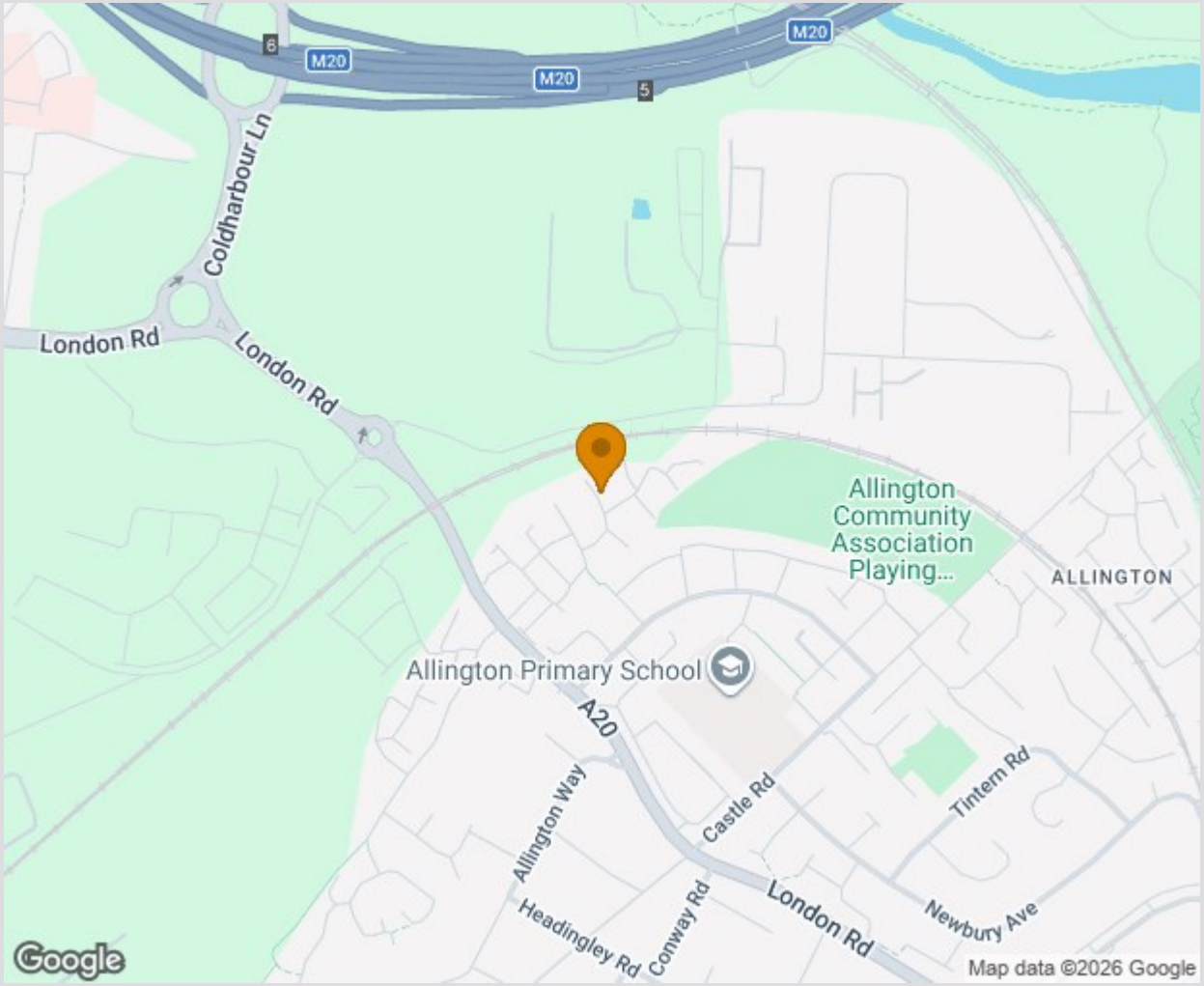
Location Map

Tenure: Freehold

Council tax band: F

Charges
Management Charge- £300 PA
Reviewed Annually

AML Checks
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.



The Property Ombudsman

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

www.khp.me

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