Avondale Court

Weavering ME14 5PW

Asking Price £750,000

KHP www.khp.me

COUNTRY HOMES

Weavering ME14 5PW

This beautifully presented five-bedroom detached home is ideally situated in a prime location, with Ofsted-rated “Outstanding” schools nearby, Vinters Nature Reserve just a stone’s throw away, and a variety of local amenities within walking distance.

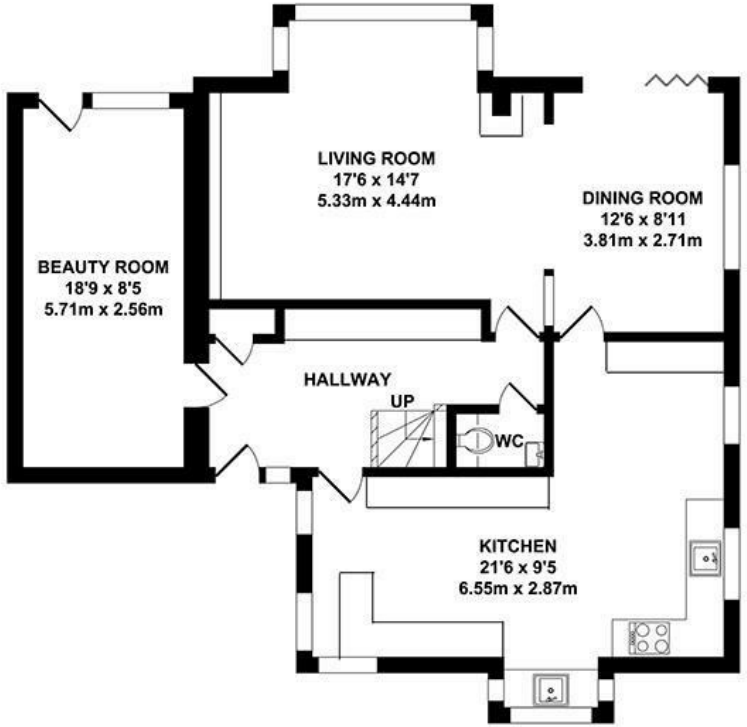
Finished to a high and modern specification, the current owners have thoughtfully upgraded the property throughout. The ground floor features a contemporary kitchen alongside a spacious lounge and dining area, perfect for entertaining. Bifold doors open seamlessly onto the garden, creating a wonderful flow between indoor and outdoor living. Also on this floor is a generous entrance hallway, a convenient downstairs W/C, and an additional reception room—currently used as a beauty room—which offers flexibility for a home office, playroom, or snug.

Upstairs, the property boasts five well-proportioned bedrooms, two of which benefit from en-suite facilities. A modern family bathroom and additional storage from the landing ensure the home is as practical as it is stylish.

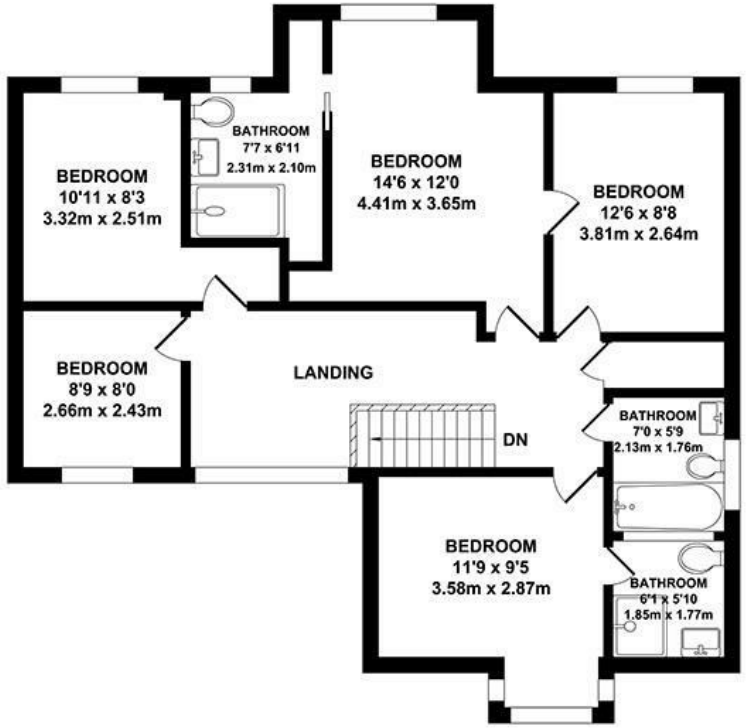
Externally, the property offers a substantial driveway providing parking for multiple vehicles. To the rear, a beautifully landscaped and well-maintained garden creates the perfect setting for relaxing or entertaining, making this home a true social hub during the warmer months. The garden room gives you another excuse to get away from the family as it provides an additional space for an outside gym, snug and much more!

Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

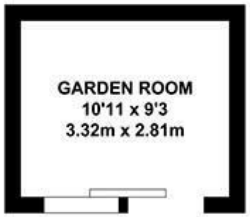
- Ofsted outstanding schools nearby
- 5 Bedrooms
- Detached
- Large driveway
- Underlfoor heating
- 2 Ensuites
- Beauty room
- Aircon
- Modern specification throughout
- Log burner



GROUND FLOOR
APPROX. FLOOR AREA
970 SQ.FT.
(90.14 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
913 SQ.FT.
(84.82 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
100 SQ.FT.
(9.33 SQ.M.)

TOTAL APPROX. FLOOR AREA 1984 SQ.FT. (184.29 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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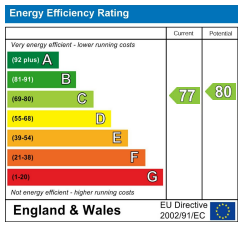


Unit 2 Mid Kent Shopping Centre, Allington, Kent ME16 0PR
01622 94 22 22
allington@khp.me

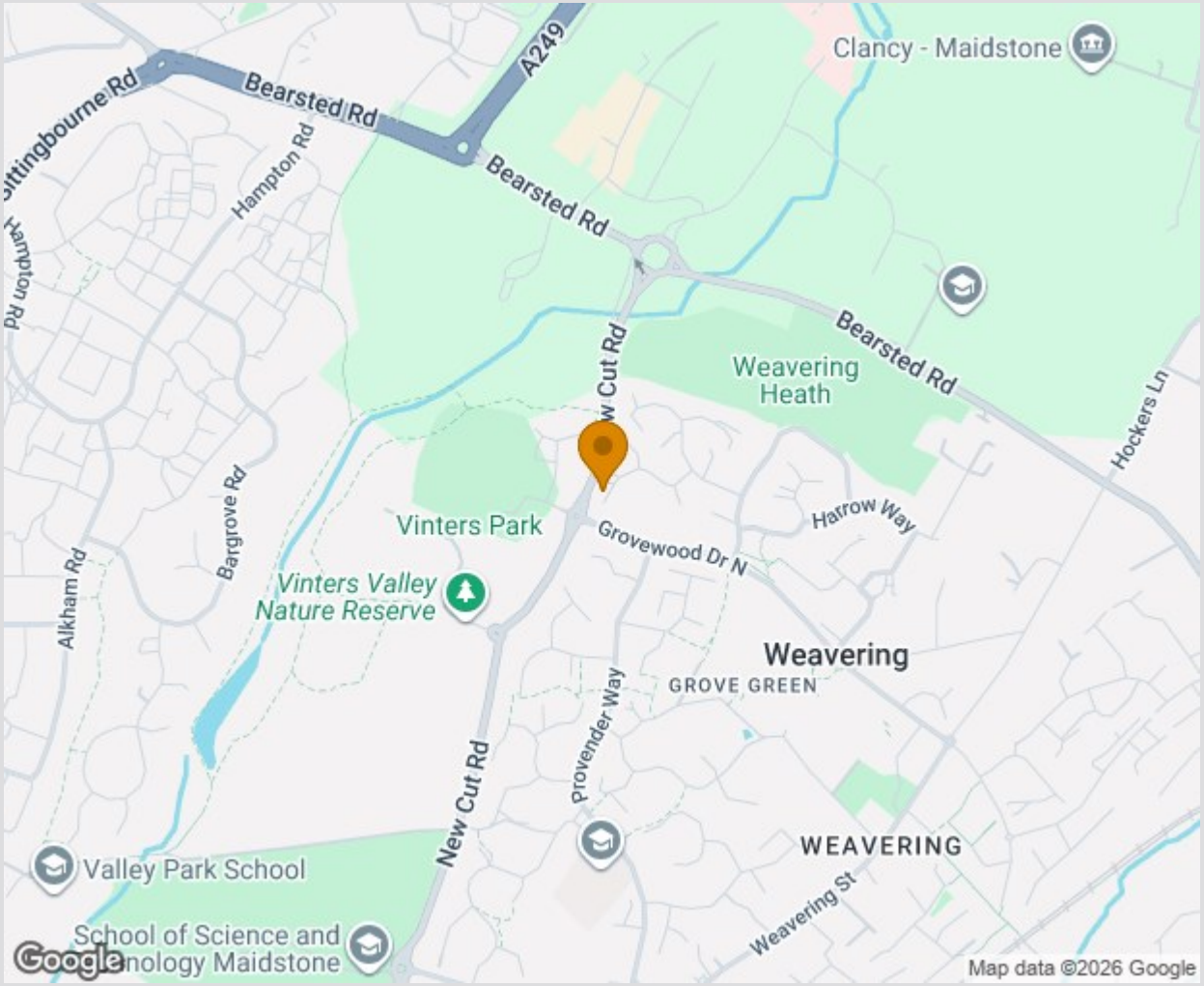
Location Map

Tenure: Freehold

Council tax band: G

ADDITIONAL INFORMATION
Freehold
Council Tax Band - G
EPC Rating - TBC
Log burner
Built in Cinema Screen
Aircon in the kitchen
Underfloor heating throughout the ground floor (minus the beauty room and lounge)

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.



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

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