



Frinstead Walk, Maidstone, Kent, ME16 0NN

Guide Price £500,000 - £525,000



**** GUIDE PRICE: £500,000 - £525,000 ** A MOST SPACIOUS FOUR BEDROOM LINK-DETACHED FAMILY HOME LOCATED IN A CUL-DE-SAC POSITION IN THE SOUGHT AFTER ALLINGTON AREA ****

Page & Wells are delighted to bring to the market this well-planned family home which, in our view, is in need of some internal modernisation, however, we feel that this has been accounted for within a most realistic asking price. The ground floor accommodation features an entrance hall, cloakroom, living room, dining room and kitchen. The first floor offers four bedrooms and a family bathroom. Externally, there is ample off-road parking to the front, a single garage, beyond which is a large utility room. This room could offer a range of alternative uses including a work from home office space. There is a pleasant well-screened garden to the rear. Tenure: Freehold. EPC Rating: C. Council Tax Band: E.



KEY FEATURES

- 4 bedrooms
- Downstairs cloakroom
- 2 reception rooms
- Large utility room with potential for alternative uses
- 16 solar panels on southwest facing roof
- Ample off-road parking and garage
- No forward chain
- Cul-de-sac setting
- Close to reputable primary & secondary schools
- Easy walking distance to Mid Kent Shopping Centre (200 metres) and Allington Library (4 minutes)

ACCOMMODATION

Ground Floor:

Entrance Hall

Cloakroom

Living Room

Dining Room

Kitchen

First Floor:

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

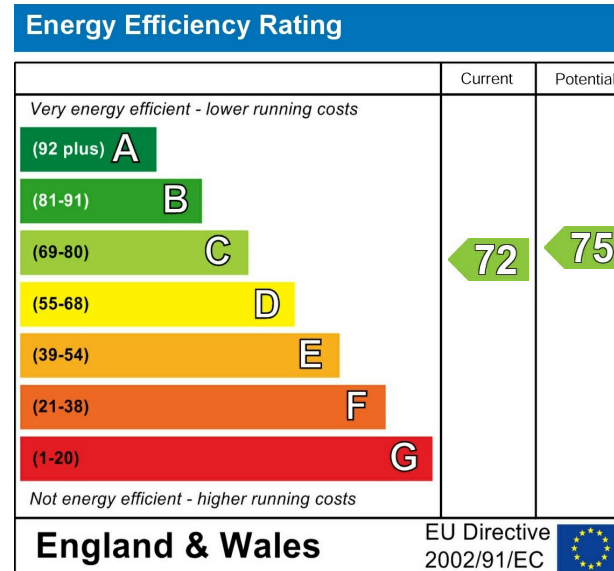
Family Bathroom

EXTERNALLY

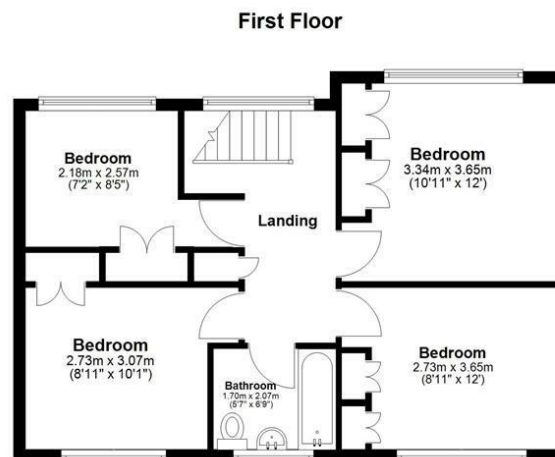
There are ample off-road parking facilities, single garage, useful utility room and a pleasant well-screened garden to the rear.

VIEWING

Viewing strictly by arrangement with the Agent's Head Office: 52-54 King Street, Maidstone, Kent ME14 1DB.
Tel: 01622 756703.



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



Total area: approx. 135.6 sq. metres (1459.2 sq. feet)

