

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024.
Produced for Simon Miller & Company. REF: 1138628



3 Maple Avenue, Allington, ME16 0DB

Asking Price £525,000
EPC RATING: D





GUIDE PRICE £525,000 - £550,000

Simon Miller & Company strongly advise your earliest viewing on this well extended substantial semi detached family home with annex, situated in the much sought after Allington area. Accommodation comprises of entrance hall, family bathroom, bedroom 4/study, sitting room, dining room and kitchen to the ground floor with landing, three bedrooms and shower room to the first floor to the main house. The property further benefits from having its own self-contained annexe comprising of entrance hall, open plan sitting room/dining room and kitchen to the ground floor with landing, bedroom and bathroom to the first floor. Currently the annexe is open via the ground floor to the main house.

Externally the property offers beautifully landscaped rear garden, drive providing off street parking for approximately four cars and an attached garage.

Situated on one of Allington's most sought-after roads, this home enjoys a prime location that combines peaceful suburban living with easy access to amenities. Families will appreciate the proximity to reputable schools, parks, and local shops, ensuring a convenient lifestyle for all. Commuters will benefit from excellent transport links, with major road networks and public transportation options within easy reach.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report D



- GUIDE PRICE £525,000 - £550,000 • Chain Free • Four/Five Bedrooms • Separate One Bedroom Annexe • Downstairs Bathroom And First Floor Shower Room • Driveway And Good Sized Rear Garden • Tandem Garage • Cul-de-sac Location • Popular Allington location • Well Presented Extended Semi-detached 'Cox' House

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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