



Approximate Area = 1581 sq ft / 146.8 sq m  
 Limited Use Area(s) = 34 sq ft / 3.1 sq m  
 Garage = 180 sq ft / 16.7 sq m  
 Outbuildings = 135 sq ft / 12.5 sq m  
 Total = 1930 sq ft / 179.1 sq m

**Grace Avenue, Maidstone, ME16**

**65 Grace Avenue, Maidstone, ME16 0BS**

Asking Price £550,000  
 EPC RATING: D





Located on one of the most sought after roads in Allington, this extended semi-detached 'Cox' house from the late 1930s offers a spacious and charming living space. Boasting three reception rooms, five bedrooms, and two bathrooms, this property is perfect for a growing family or those who love to entertain.

With almost 1600 square feet of internal accommodation, there is no shortage of space for everyone to enjoy. The property also features various outbuildings, offering additional storage or potential for conversion to suit your needs.

Parking will never be an issue with space for up to five vehicles, making it convenient for both residents and guests. The garage provides even more storage space or the perfect spot to house your vehicle.

Situated in the popular Allington location, you'll find yourself close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. The large rear garden is a peaceful retreat where you can unwind after a long day or watch the little ones play.

Don't miss the opportunity to make this charming property your new home. Book a viewing today and discover the endless possibilities that this semi-detached gem has to offer.

## MATERIAL INFORMATION

**Freehold**  
**Council Tax Band D**  
**EPC Report D**



- No Onward Chain • Extended Semi-detached 'Cox' House Fronting On To Open Green Space • Five Bedrooms & Three Reception Rooms • Almost 1600sqft Of Internal Accommodation • Enclosed Swimming Pool To Rear Of Garden • Downstairs Bathroom & Upstairs Shower Room • Popular Allington Location

**Close To Waitrose & Motorway Links • Various Outbuildings • Large Rear Garden • Garage & Large Driveway For Several Vehicles**

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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