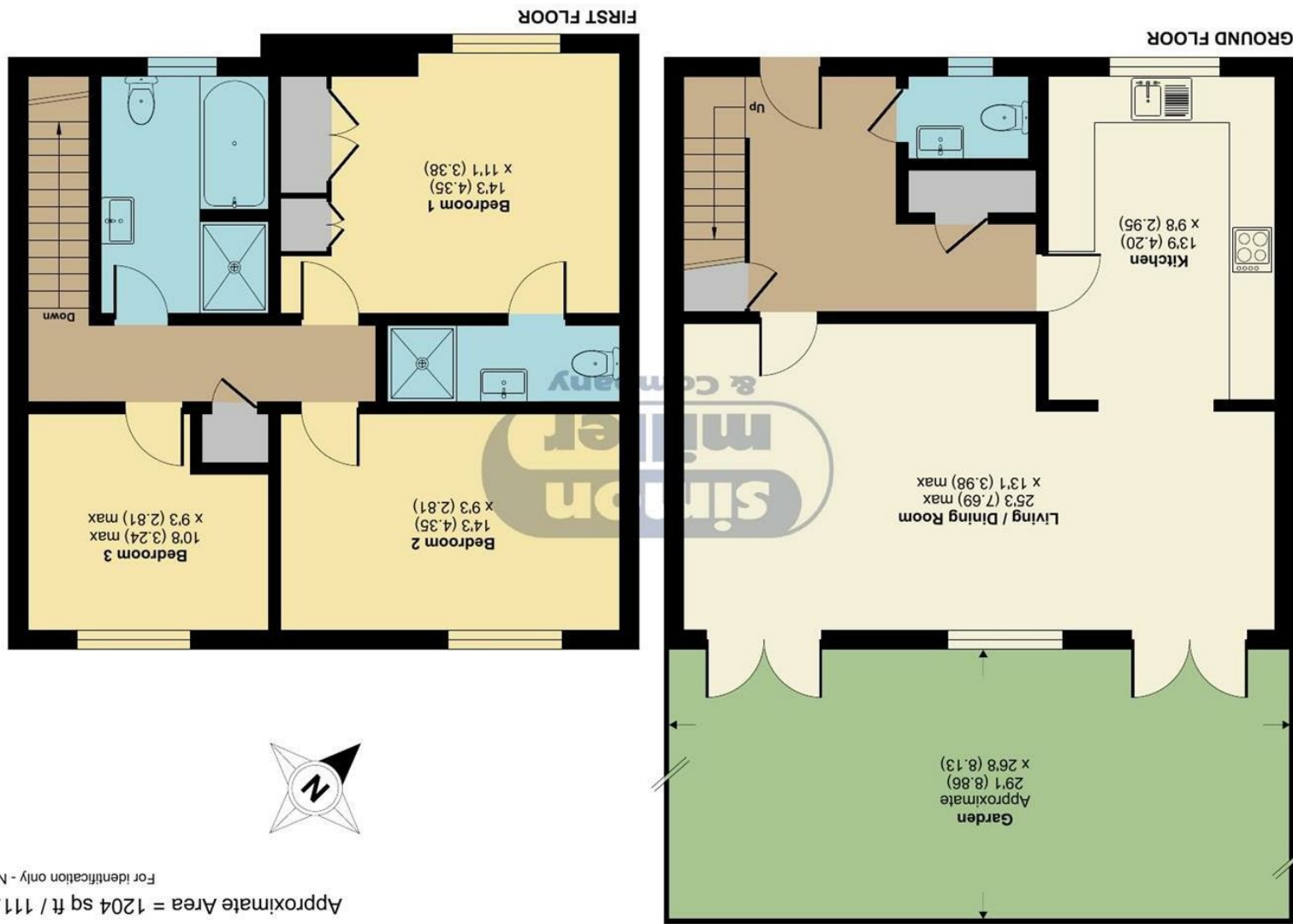


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © nchecom 2025. Incorporating International Property Measurement Standards (IPMS2 Residential). REF: 1229813



8 Rufus Walk, Allington, ME16 0XJ

Price Guide £400,000
EPC RATING: B





GUIDE PRICE £400,000 - £425,000

Located in a quiet cul de sac in this popular modern development is this very well presented, larger than average three bedroom home. The spacious entrance hall, with downstairs cloakroom and understairs utility space leads into the lounge/dining room with two sets of doors to the garden and an open archway leading to the generous, well appointed kitchen. Upstairs, the property offers three double bedrooms, the master with en-suite shower room and a large quality four piece family bathroom.

Outside, the rear garden offers a paved patio and lawn with raised decked area to the rear and gated access to the shared side pathway leading to the parking area, with allocated parking for two cars.

The property is situated in this sought after development, which provides easy links to good and outstanding schools and is a short stroll from countryside walks with a bluebell wood and village green nearby. The property is also located within easy reach of Maidstone Hospital, with a Waitrose supermarket close by and the M20 motorway a short distance. Commuters are well served with Barming train station only ten minutes walk away with regular services into London. Maidstone Town Centre is approximately one mile away, with its wide range of shopping and leisure facilities and two mainline train stations providing access into central London.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report B



• GUIDE PRICE £400,000 - £425,000 • Three Double Bedroom Semi Detached Home • Modern Development with Benefit of Remaining NHBC Warranty • Spacious Entrance Hall with Cloakroom • Lounge/Dining Room • Fitted Kitchen • En-Suite Shower Room, & Family Bathroom • Cul De Sac Location • Allocated Parking for Two Cars • Very Well Presented Throughout

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.

11, COLMAN HOUSE, MAIDSTONE, KENT, ME14 1DJ | 01622 691255 | MAIDSTONESALES@SIMONMILLER.CO.UK