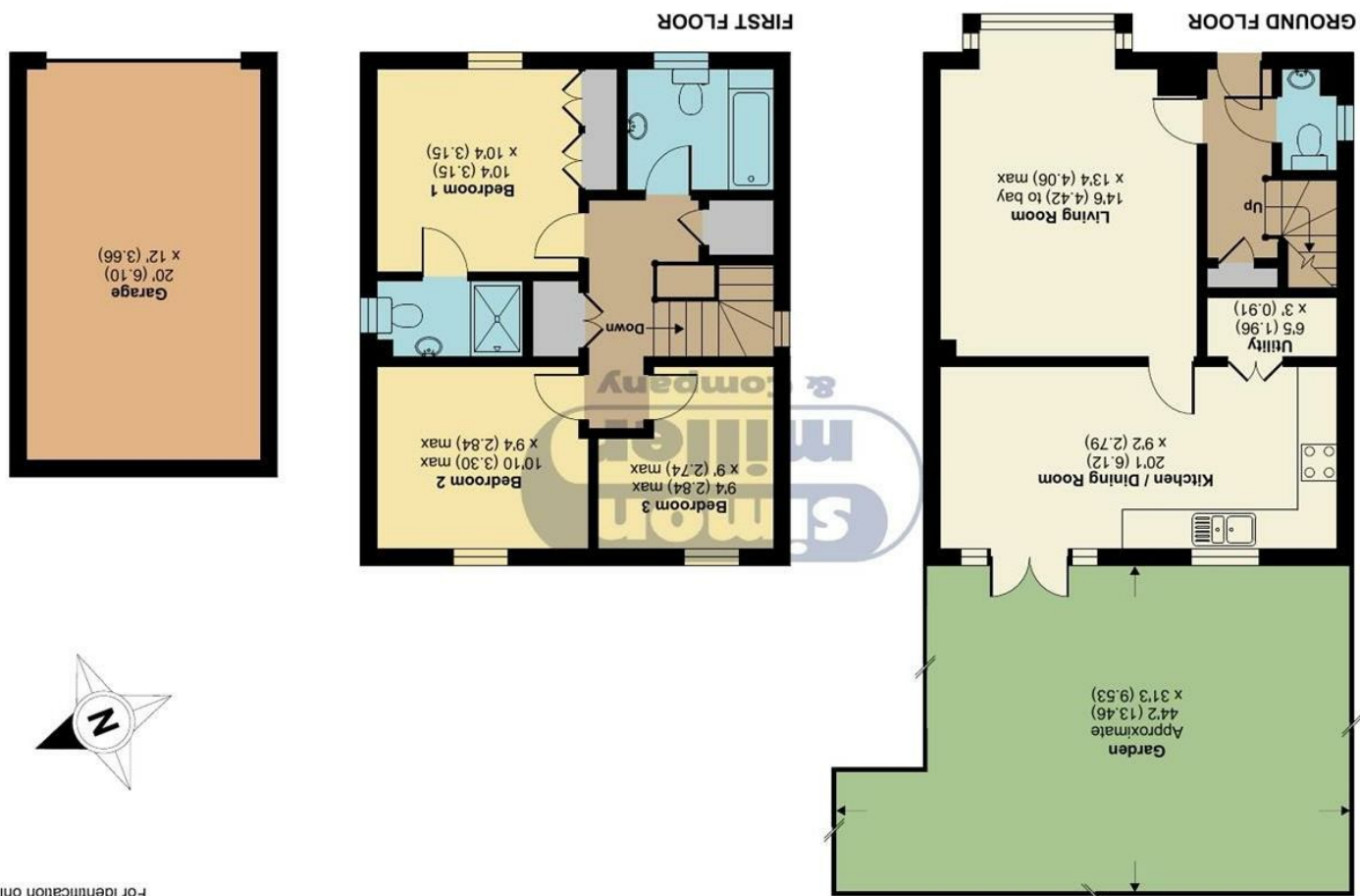


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Simon Miller & Company. REF: 1249990



Approximate Area = 1010 sq ft / 93.8 sq m  
 Garage = 240 sq ft / 22.3 sq m  
 Total = 1250 sq ft / 116.1 sq m  
 For identification only - Not to scale

**Woodpecker Close, Allington, Maidstone, ME16**

**7 Woodpecker Close, Maidstone, ME16 0ZR**

**Asking Price £425,000**  
**EPC RATING: B**





Situated in the desirable Woodpecker Close, Allington, Maidstone, this modern three-bedroom detached family home offers a perfect blend of comfort and style. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The large open-plan kitchen and dining area is a standout feature, ideal for family gatherings and culinary adventures.

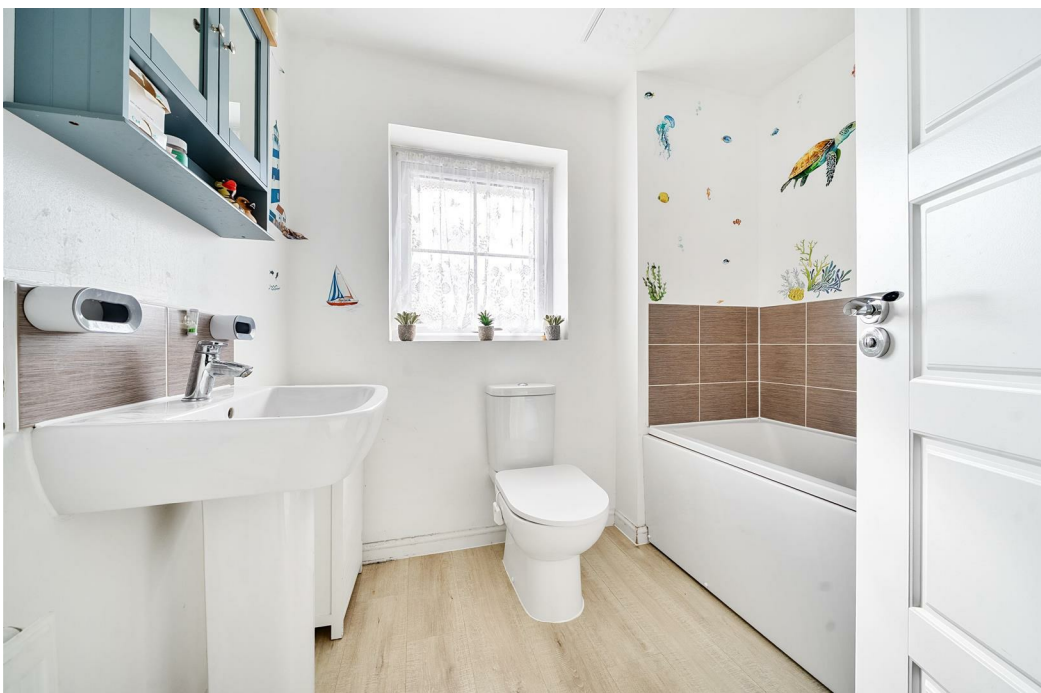
With three well-proportioned bedrooms, this home is perfect for families seeking room to grow. The property also includes two bathrooms, ensuring convenience for all residents. A utility room adds to the practicality of the home, making laundry and storage a breeze.

The property is chain-free, allowing for a smooth and efficient purchase process. Additionally, a garage provides secure parking and extra storage space, catering to all your needs.

Situated in a popular area, this home is close to local amenities and offers easy access to transport links, making it an excellent choice for families and professionals alike. This delightful property is not just a house; it is a place where memories can be made. Don't miss the opportunity to make this charming home your own.

## MATERIAL INFORMATION

**Freehold**  
**Council Tax Band E**  
**EPC Report B**



- Three Bedroom Detached Family Home • Garage & Off Street Parking • Chain Free • Large Open Plan Kitchen/Diner • Family Bathroom & En-Suite Shower Room • Utility Room & Downstairs WC • Ample Storage Available • Popular & Sought After Allington Location

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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