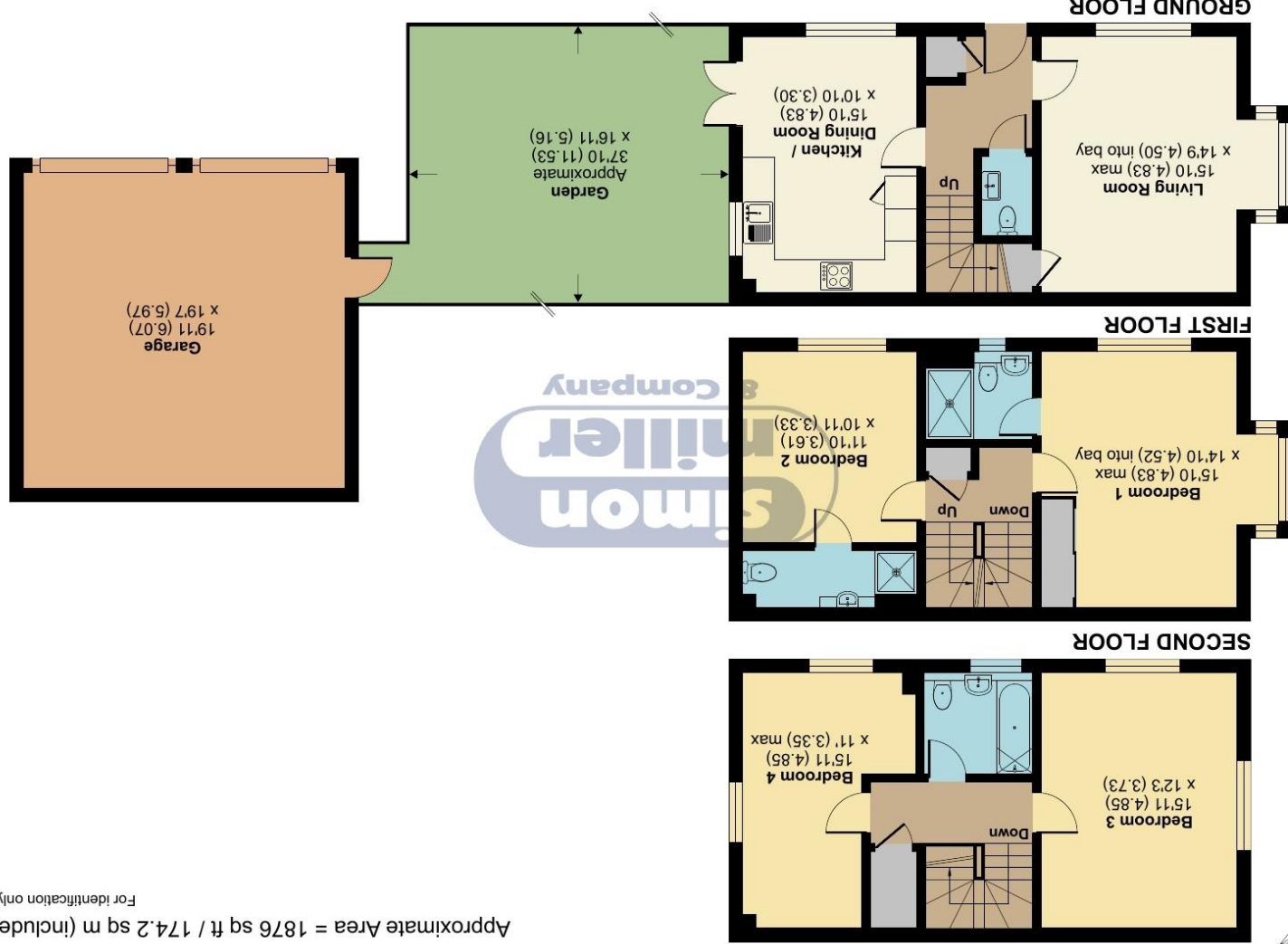


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 Certified Property Measurement
 International Property Measurement Standards (IPMS2 Residential). © nichcom 2023.



Pickers Road, Allington, Maidstone, ME16
 Approximate Area = 1876 sq ft / 174.2 sq m (includes garage)
 For identification only - Not to scale

OFFERS IN EXCESS OF £500,000
 EPC RATING: B

1 PICKERS ROAD, ALLINGTON, ME16 9GB





This stunning double fronted townhouse has been kept impeccably by the current owner. This contemporary accommodation comprises of 3 floors and is laid out as follows; on the ground floor as you enter you will find, storm porch, entrance hallway with cloakroom, living room, open plan kitchen diner with fitted white kitchen and integrated appliances. On the first floor there is the main bedroom with en-suite shower room and a double bedroom with en-suite shower room. On the second floor there is a fully fitted bathroom and 2 further double bedrooms. The rear garden has artificial grass in the main with patio slabs and shingle with access to the double garage which is fully powered. There is also off-street parking in front of the garages for two cars.

This home is located on the recent development at Hermitage Park, Allington which is accessed from Hermitage Lane. Allington itself is widely regarded as one of the best areas in and around Maidstone and boasts outstanding schools for all ages. Local amenities include playground, parks, woodland walks, shops and a great bus service. Maidstone hospital and Barming train station with services to London Victoria are both a short walk away. A truly superb location.

MATERIAL INFORMATION

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



- **HERMITAGE PARK DEVELOPMENT**
- **FOUR DOUBLE BEDROOMS**
- **DOUBLE GARAGE TO THE SIDE**
- **ONE BATHROOM AND TWO EN-SUITES**

- **OFF STREET PARKING FOR TWO CARS**
- **OPEN PLAN KITCHEN/DINER**
- **LOW MAINTENANCE REAR GARDEN**
- **WALKING DISTANCE TO BARMING STATION**

WA3195 010623BA

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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