

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2020. Produced for Simon Miller & Company. REF: 662354



Approximate Area = 845 sq ft / 78.5 sq m  
Outbuilding = 35 sq ft / 3.2 sq m  
Total = 880 sq ft / 81.7 sq m  
For identification only - Not to scale

Beaver Road, Allington, Maidstone, ME16

PREVIEW

Guide Price £400,000  
EPC RATING: D

26 Beaver Road, Maidstone, ME16 0FN





GUIDE PRICE £400,000 - £415,000

Located in this quiet cul de sac is this well presented three bedroom end terraced home. With a spacious lounge and downstairs cloakroom, the modern kitchen/dining room offers patio doors to the rear, while upstairs, the master bedroom offers an en-suite shower, with the two further bedrooms served by a quality three piece family bathroom. The property also benefits from a boarded loft area accessed via a fitted ladder.

There is timber decking leading from the kitchen on to the enclosed lawned garden, with timber shed and gated access to the rear, where there is allocated parking for two cars.

The property is situated in the sought after Beaver Road Estate, 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 D**  
**EPC Report D**



• GUIDE PRICE £400,000 - £415,000 • Modern End Terraced Home • Generous Lounge • Kitchen/Dining Room • Downstairs Cloakroom • En-Suite Shower and Family Bathroom • Three Bedrooms • Quiet Cul De Sac Location • Well Presented Throughout • Allocated Parking for Two Cars

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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