



Lambert & Foster



KINTONS WALK

YALDING | MAIDSTONE | KENT | ME18 6FF

Presented in immaculate condition is this three-bedroom, two-bathroom semi-detached family home. It is located within a quiet residential close in the popular village of Yalding with the added benefit of an NHBC build warranty. There is a downstairs cloakroom, open plan kitchen/dining reception room with doors out onto the garden which is low maintenance, allocated parking and a garage. This quiet village location overlooks the surrounding fields and is close to all the local amenities that include Yalding train station with links into London, good primary school, post office, shops and local pubs.

Guide Price £425,000 - £450,000

FREEHOLD





1 KINTONS WALK

YALDING, MAIDSTONE, KENT, ME18 6FF

- NHBC Warranty
- Three-bedroom, two-bathroom semi-detached house
- Garage and allocated parking
- Good local primary school with access to several grammar schools
- Yalding train station is close by
- Lower mortgage rates available "Green Mortgages" EPC B

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///amending.engraving.hiked

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains Gas

BROADBAND: Standard and Ultrafast Available

MOBILE COVERAGE: Good Outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council

COUNCIL TAX: Band E **EPC:** B (84)

COVENANTS: Service Charge Approx. £300 per year.

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very Low **Surface Water:** Very Low **Reservoirs:** Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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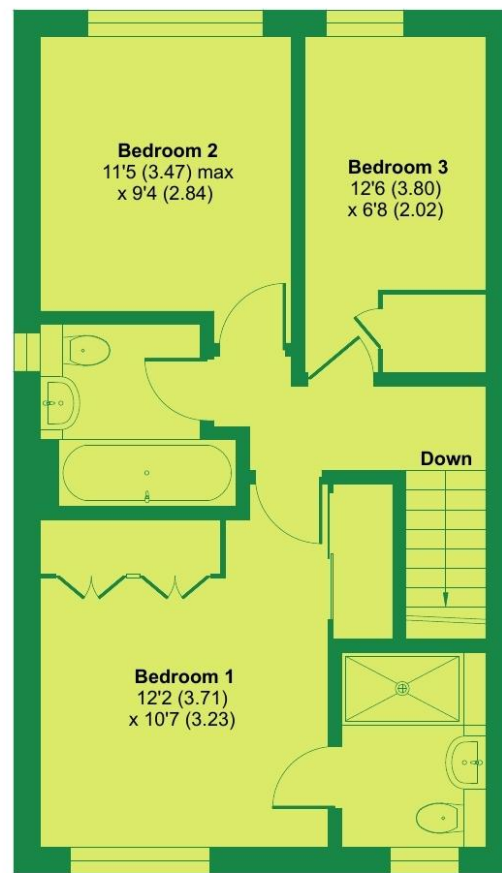
Kintons Walk, Yalding, Maidstone, ME18

Approximate Area = 1101 sq ft / 102.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lambert and Foster Ltd. REF: 1469275

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
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