Newbury Avenue

Allington ME16 0RE

Guide Price £330,000

KHP
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COUNTRY HOMES

Allington ME16 0RE

Extended 3 bed end of terrace home, situated in a popular residential cul de sac, close to local shops, schools and other amenities.

The property comprises an entrance hallway, leading off to a spacious sitting room, which serves as a versatile space for relaxation or entertaining guests. As you can see from the floor plan, this flows seamlessly into the dining area and kitchen.

Upstairs there is a family bathroom and a good size Master bedroom, providing ample room for rest and personalisation, making it easy to create your own sanctuary. Two further bedrooms make this the ideal home for first time buyers or small families.

Externally, the property sits on a good size plot and boasts a rear garden comprising both a decked and grassed area. To the side, there is a summer house with electricity, making it the ideal space for those working from home. To the front, there is a low maintenance grassed area. The end-terrace position allows for added privacy and a sense of space, making it a desirable choice for those seeking a peaceful living environment.

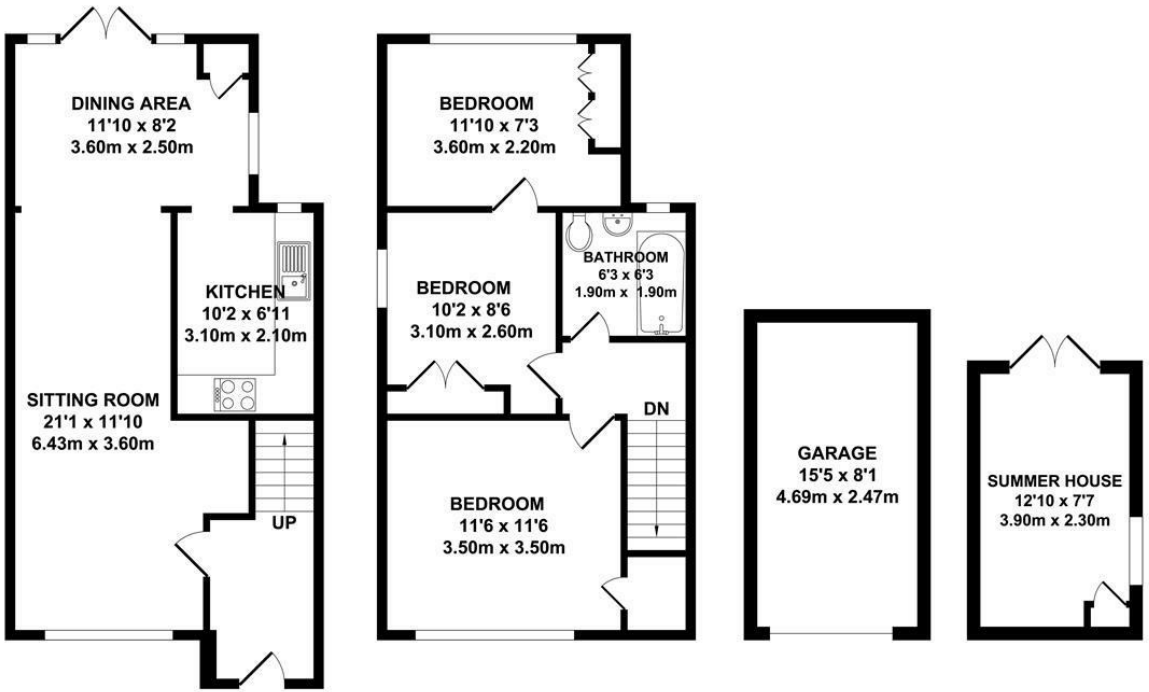
The property also benefits from a garage and solar panels are fitted to the roof.

Located in a popular road in Allington, you will find yourself within easy reach of local amenities, including the Mid Kent Shopping Centre which offers a Waitrose, post office, hairdressers, opticians amongst other things. There are two well regarded primary schools close by and easy transport links, ensuring that everything you need is just a stone's throw away. This property presents an excellent opportunity for anyone looking to establish themselves in a thriving, well-connected community.

In summary, this end-terrace house on Newbury Avenue is a charming and spacious home that combines practicality with potential. Whether you are a first-time buyer or looking to downsize, this property is well worth your consideration.

Call now to book your viewing.

- 3 bed end of terrace
- Large plot
- Double story extension
- Generous size sitting room
- Dining area
- Kitchen
- Summer house/Home office
- Solar panels
- Popular location
- Local amenities close by



GROUND FLOOR
APPROX. FLOOR AREA
432 SQ.FT.
(40.14 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
419 SQ.FT.
(38.94 SQ.M.)

OUTBUILDINGS
APPROX. FLOOR AREA
221 SQ.FT.
(20.55 SQ.M.)

TOTAL APPROX. FLOOR AREA 1072 SQ.FT. (99.63 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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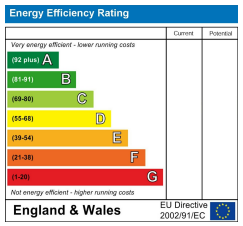


Unit 2 Mid Kent Shopping Centre, Allington, Kent ME16 0PR
01622 94 22 22
allington@khp.me

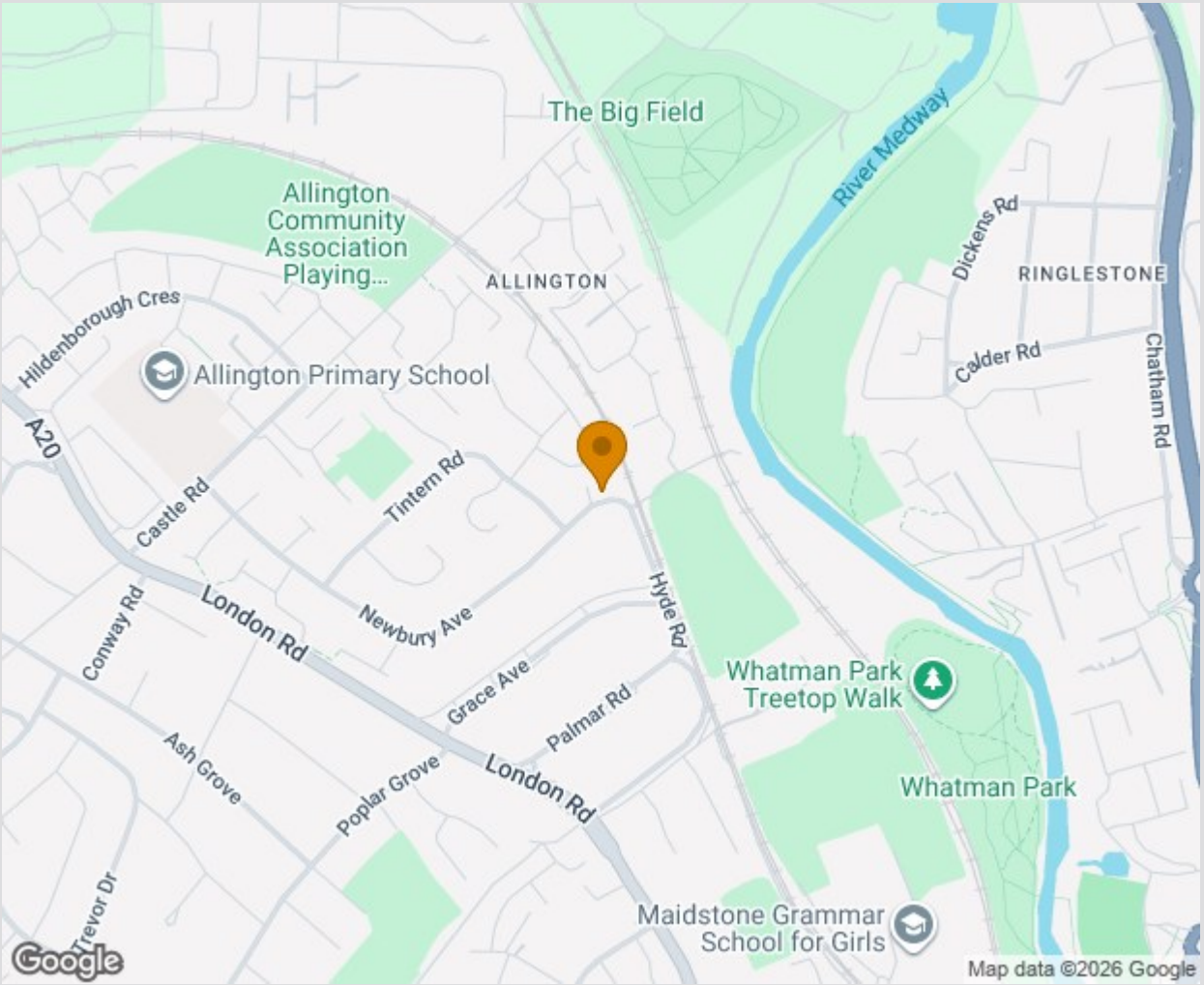
HOGWARTS

Location Map

Tenure: Freehold

Council tax band: C

AML AL
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01622 94 22 22 allington@khp.me

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