



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: None

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



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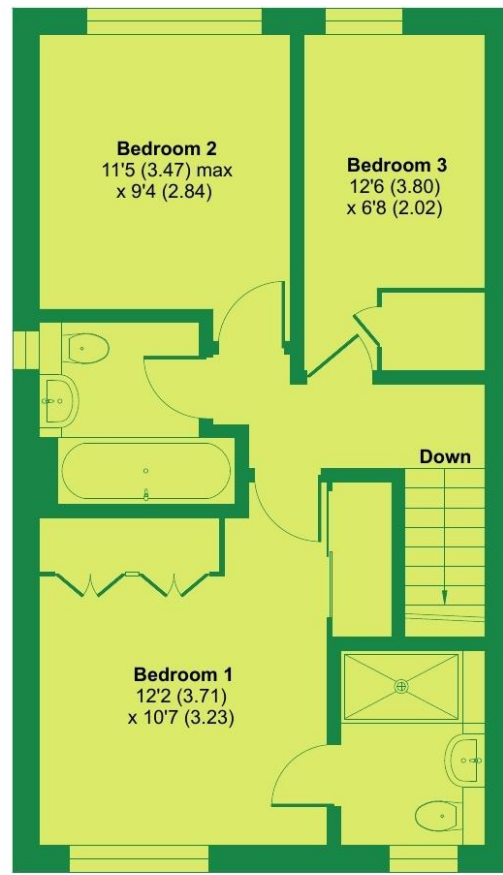
Kintons Walk, Yalding, Maidstone, ME18

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). © ncthecom 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,
 Westenanger, Hythe CT21 4HU

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