



Beech Drive

Allington ME16 0AH

£600,000



COUNTRY HOMES

Allington ME16 0AH

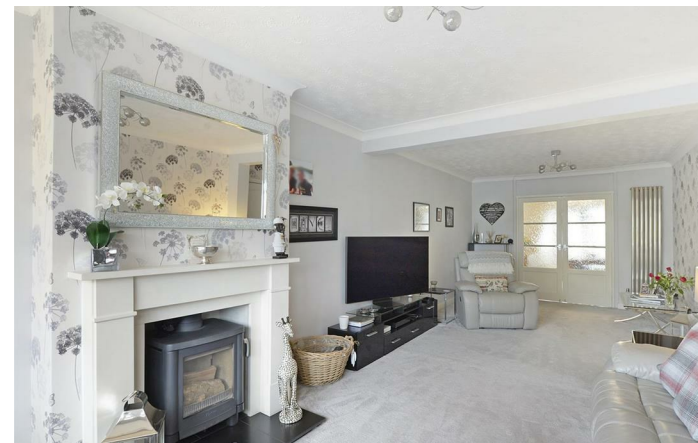
Welcome to Beech Drive, Allington - a charming property that boasts 4 reception rooms and 4 bedrooms spread across 1703 sq ft of living space. This versatile property offers the opportunity to purchase one large home, or use as a 3 bed semi with a contained 2 storey annexe, making it perfect for those seeking extra room for family.

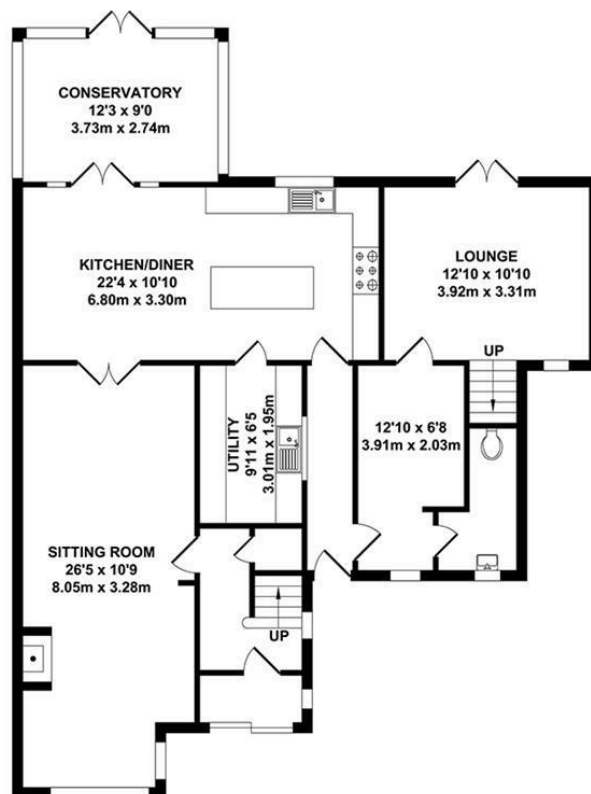
Situated in a popular location, this well-presented home is sure to capture your heart with its classic charm and ample space. As you can see from the floorplan and photographs, this home provides plenty of versatility.

Externally there is a large drive to the front offering ample parking and a large mature garden to the rear.

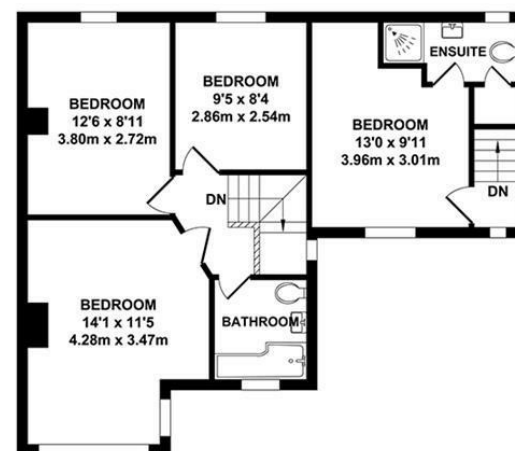
Whether you're looking to relax in one of the cosy reception rooms or retreat to one of the well-appointed bedrooms, this property offers a perfect blend of comfort and style. Allington is a popular residential area close to well respected primary schools and a short drive to secondary schools. For those that commute there is easy access to the M20 and trains to London stations are available from Barming Station. Call now to arrange your viewing.

- Large family home
- Annexe
- Large drive and rear garden
- Conservatory
- Ensuite
- Open plan kitchen/diner
- Utility room
- Popular location
- Well presented
- Viewing encouraged





GROUND FLOOR
APPROX. FLOOR AREA
1106 SQ.FT.
(102.71 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
597 SQ.FT.
(55.47 SQ.M.)

TOTAL APPROX. FLOOR AREA 1703 SQ.FT. (158.18 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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





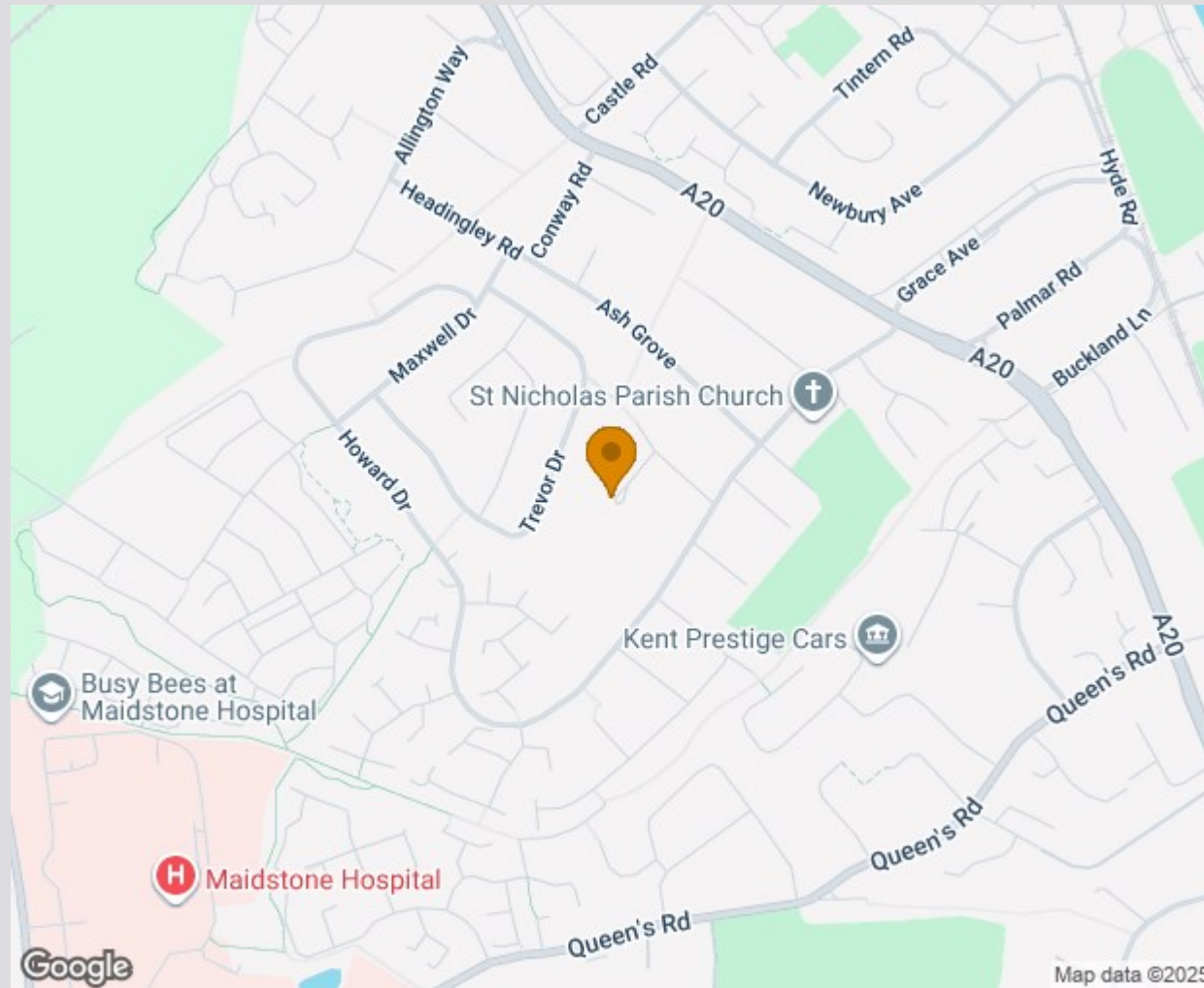
Location Map

Tenure: Freehold

Council tax band: D

Agent's note

Please note;- the annexe has a separate council tax banding 'A' and has it's own gas boiler.



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

www.khp.me



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