



**Price**  
**£475,000**

**Freehold**

6x  2x  1x 

**Medway Avenue,  
Yalding, Maidstone,  
Kent, ME18**

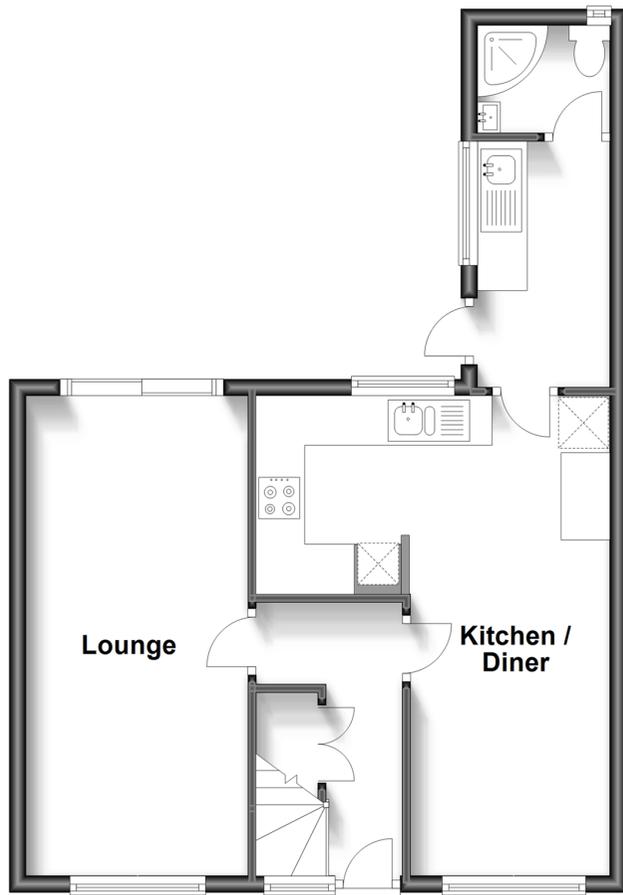
**OVER 60?**

Secure this property  
for up to **59% less!**

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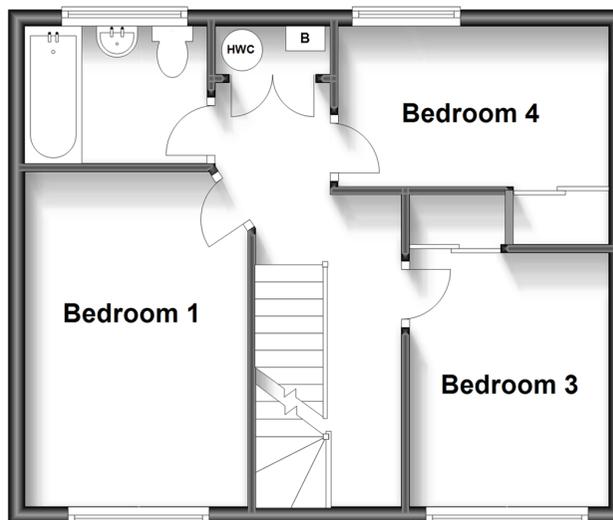
## Ground Floor

Approx. 48.8 sq. metres (524.9 sq. feet)



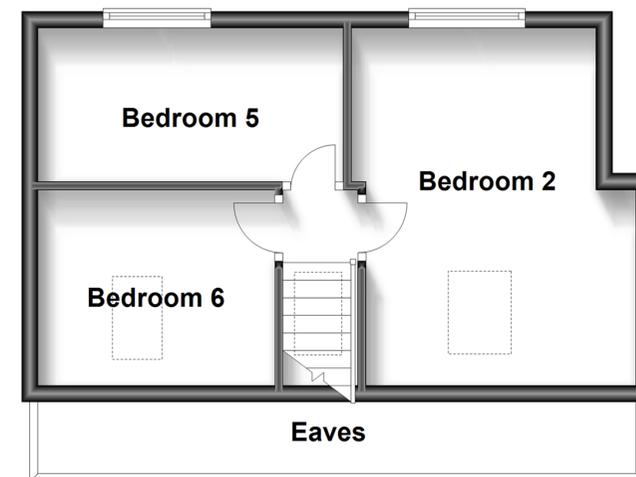
## First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



## Second Floor

Approx. 30.9 sq. metres (332.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 19'0 x 9'0 (5.80m x 2.75m)

Kitchen/Diner: 19'0 (5.80m) x 14'4 (4.37m) narrowing to 8'0 (2.44m)

Utility Room: 9'8 x 5'3 (2.95m x 1.60m)

Shower Room: 8'3 x 4'3 (2.52m x 1.30m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 9'0 (3.99m x 2.75m)

Bedroom 4: 11'1 x 6'5 (3.38m x 1.96m)

Bedroom 3: 10'0 x 8'1 (3.05m x 2.47m)

Bathroom: 13'0 x 5'5 (3.97m x 1.65m)

### SECOND FLOOR

Bedroom 2: 14'1 (4.30m) x 10'8 (3.25m) narrowing to 9'7 (2.92m)

Bedroom 5: 12'8 x 6'1 (3.86m x 1.86m)

Bedroom 6: 9'6 x 7'7 (2.90m x 2.31m)

### OUTSIDE

Garden

Driveway



## Main features

- A very spacious extended family home with up to 6 bedrooms
- A generous large plot with huge rear garden
- Excellent parking space
- Kitchen/family/dining room plus utility with downstairs cloak/shower room
- Sought after village with popular school and strong community



### Nearest Schools

Primary Schools: Yalding Primary 0.4 miles, Hunton Primary 1.8 miles, Laddingford Primary 2.0 miles  
Secondary Schools: The Malling School 4.3 miles, Mascalls School 4.5 miles, Maidstone Grammar Schools



### Transport Information

Train Stations: Yalding 1.4 miles, Wateringbury 2.4 miles, Beltring 2.5 miles



### Address

Medway Avenue, Yalding, Maidstone, Kent, ME18



### Directions

For directions to this property please contact us.



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Call Paddock Wood Branch 01892 836877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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