



39 Ash Grove  
Allington, Maidstone  
ME16 0AD

Offers in the Region of £450,000

39

Ash Grove  
Allington  
Maidstone  
ME16 0AD



## Description

Great opportunity to purchase this chain free spacious semi detached family home in this sought after area of Allington on the outskirts of Maidstone. The property is beautifully presented, arranged on two floors extending in all to just over 1500 square feet. The accommodation comprises of lounge, dining room, conservatory, kitchen with separate utility room, garage, 3 bedrooms, bathroom and balcony. We highly recommend a viewing of this spacious property in the sought after location of Allington.

## Location

Ash Grove is a highly desirable location, conveniently positioned within easy access of local shops at the Mid-Kent Shopping Centre and regular bus services from London Road into Maidstone town centre, some one mile distant. Educationally the area is well served with the local Palace Wood School being within a quarter of a mile catering for infants and juniors with a wide array of schools and colleges in and around the town centre. Maidstone offers excellent shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library and two railway stations connected to London. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

## Council Tax Band

D

## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025



## HALLWAY

UPVC entrance door with window to side, Amtico wood flooring, two radiators, thermostatic control for central heating, understairs storage cupboard housing consumer board, stairs to first floor.

## CLOAKROOM

White suite comprising; low level W.C. sink, storage cupboard beneath, recess lighting, heated towel rail, ceramic tiled walls, extractor fan, window, tiled floor.

## KITCHEN 12' 0" x 9' 6" (3.65m x 2.89m)

Range of built-in storage cupboards, black composite worktops, Neff oven and grill, Diplomat electric hob, Neff extractor hood above, black tiled splashbacks, composite sink and drainer, stainless steel tap, integrated dishwasher, cupboard housing Ideal gas boiler, door to:

## UTILITY ROOM 8' 9" x 7' 0" (2.66m x 2.13m)

Space for washing machine, stainless steel sink and drainer, range of storage cupboards, space for fridge/freezer, UPVC window and half glazed door to garden, return door to garage.

## LOUNGE 17' 0" (into bay) x 14' 0" (5.18m x 4.26m)

Large bay window to front, blind, radiator, living flame gas fire, chimney breast, carpet, glass doors to:

## DINING ROOM 12' 3" x 16' 0" Narrowing to 9'4 (3.73m x 4.87m)

Door to hallway, radiator, Amtico wood flooring, patio doors to conservatory;

## CONSERVATORY 13' 6" x 13' 6" (4.11m x 4.11m)

UPVC framed, carpet, blinds, door to garden overlooking rear garden, Southern aspect.

## LANDING

Wooden balustrade and handrail, cupboard housing hot water cylinder and storage, access to roof space.

## BEDROOM 1 13' 4" x 14' 0" Max (4.06m x 4.26m)

Window to front with fitted blind, range of built in wardrobes, radiator, carpet.

## BEDROOM 2 9' 2" x 10' 10" (2.79m x 3.30m)

Radiator, fitted wardrobe, wall light, UPVC window and door with fitted blind opening onto balcony with artificial grass area and glass screening,

## BEDROOM 3 9' 0" x 8' 5" (2.74m x 2.56m)

UPVC window to front, fitted blind, Radiator, built-in wardrobe.

## BATHROOM

White suite comprising; Low level W.C. panelled bath with stainless steel tap, separate shower cubicle, glass screen, electric shower with rainforest shower head and separate hand shower, sink, cupboards under, ceramic tiled walls, heated towel rail , Amtico flooring, UPVC window to front, fitted blind,

## OUTSIDE

To the front of the property is a spacious brick paviour driveway with parking for several vehicles, grassed area, garage (16' x 9') with roller shutter door, side pedestrian access. THE REAR GARDEN is laid with lawn with raised borders with railway sleepers, extensive decked area adjacent to the conservatory with further paved patio to the side of the property with pedestrian access.

## Directions

From Maidstone at the bridges on the river, proceed in a westerly direction onto the Tonbridge Road, A26, taking the first turning on the right into Terrace Row, bearing left onto the London Road, A20. Proceed turning left at the third traffic light opposite the Tesco Express into Popular Grove and Ash Grove will be found second turning on the right hand side. The property will be found a short distance along on the right.



SALES OFFICES  
01622 671200



sales@ferrisandco.net  
[www.ferrisandco.net](http://www.ferrisandco.net)



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

