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MEDWAY AVENUE YALDING

An opportunity to purchase this extended three bedroom, semi-detached house in the pretty village of Yalding which benefits from two reception rooms, a good size kitchen/dining room and downstairs family bathroom. Outside, the property has off street parking for several vehicles and to the rear of the house is a fantastic size garden mainly laid to lawn with some mature shrub and tree boarders. Local amenities and schools are within walking distance and only a short drive to the mainline railway station at Paddock Wood.
Offered to the market with NO ONWARD CHAIN.

Guide Price £350,000-£375,000

FREEHOLD





3 MEDWAY AVENUE

YALDING | KENT | ME18 6JW

- Popular Wealden village location
- Three bedroom extended semi-detached family home
- Fantastic size garden mainly laid to lawn with some mature shrub and tree boarders
- Potential to extend further
- Short drive to Paddock Wood Mainline Station
- Offered to the market with NO ONWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains services connected but not tested.

Heating: Mains gas central heating.

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 C **EPC:** D (66)

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very low **Surface Water:** 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 with tiles hung to the first floor elevation



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

3 Medway Avenue, Yalding, Maidstone, ME18 6JW

Approximate Area = 1007 sq ft / 93.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.
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