



# Lambert & Foster



## 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 borders. 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 borders
- 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](https://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.

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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). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1360910

### OFFICES LOCATED AT:

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