



# Lambert & Foster



## DOWN'S ROAD

### YALDING

A great opportunity to purchase a three bedroom semi-detached house in a quiet tree lined residential cul-de-sac. The property benefits from off-street parking and a secluded garden. The pretty and historical village of Yalding is within walking distance. There are many amenities available within this active community along with a station, a primary school, two village shops and local pubs. Wider amenities, schools and a mainline station are within easy access in Paddock Wood.

Guide Price £375,000-£400,000

FREEHOLD





## 8 DOWNS ROAD

YALDING | KENT | ME18 6JE

- Cul-de-sac location
- Three bedrooms
- Driveway with off street parking
- Located in the heart of the village
- Mature secluded garden
- Plenty of room to extend STPP.

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Freehold.

### SERVICES & UTILITIES:

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

**Sewerage:** Mains drainage services connected but not tested. **Heating:** Gas fired central heating.

**BROADBAND:** Available as Standard and Ultrafast broadband.

**MOBILE COVERAGE:** O2 Limited.

(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 D **EPC:** D (66)

**COVENANTS:** None known.

**FLOOD & EROSION RISK:** **Property flood history:** None **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

(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 with timber clad first floor elevations under a tiled roof.





**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.



## FLOORPLANS

[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)

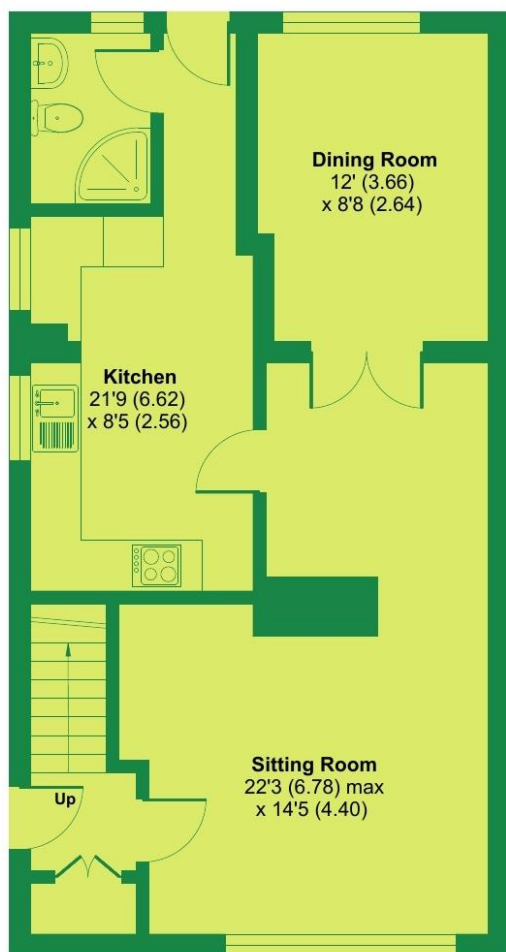
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Approximate Area = 1021 sq ft / 94.8 sq m

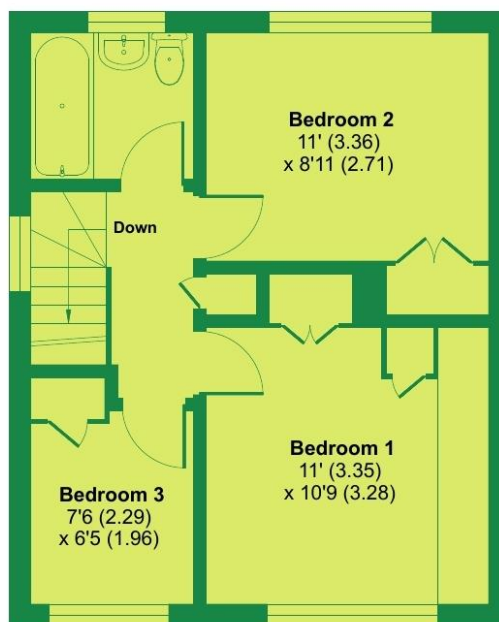
Garage = 155 sq ft / 14.3 sq m

Total = 1176 sq ft / 109.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1289208

### OFFICES LOCATED AT:

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Wadhurst, East Sussex TN5 6AA

#### HYTHE, KENT

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Cranbrook, Kent TN17 3DN

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