



# Lambert & Foster



## MEDWAY AVENUE YALDING

Offered to the market in good condition throughout nestled in the picturesque village of Yalding, this delightful three-bedroom semi-detached home is an ideal combination of countryside tranquillity and convenient access to local amenities. With light-filled rooms, low maintenance garden, the home is perfect for families, couples, or anyone looking to enjoy the best of Kent village life. Yalding primary school is rated good by Ofsted, there is a village shop, post office and easy access for Paddock Wood and Maidstone mainline stations.

Guide Price £350,000-£375,000

FREEHOLD







## MEDWAY AVENUE

YALDING | MAIDSTONE | KENT | ME18 6JN

- Central village location
- Three bedroom semi-detached house
- Low maintenance front and rear gardens, allocated parking for two cars
- Modern fitted kitchen with separate dining room
- Local primary school "Ofsted Good"
- Access to Paddock Wood and Maidstone main line stations

**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:** No central heating although mains gas available.

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

**MOBILE COVERAGE:** EE 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:** F (24)

**COVENANTS:** None known.

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

**AGENTS NOTE:** Planning permission has been granted for 112 units North and South of Kenward Road, Yalding.

**PHYSICAL CHARACTERISTICS:** Brick built 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)

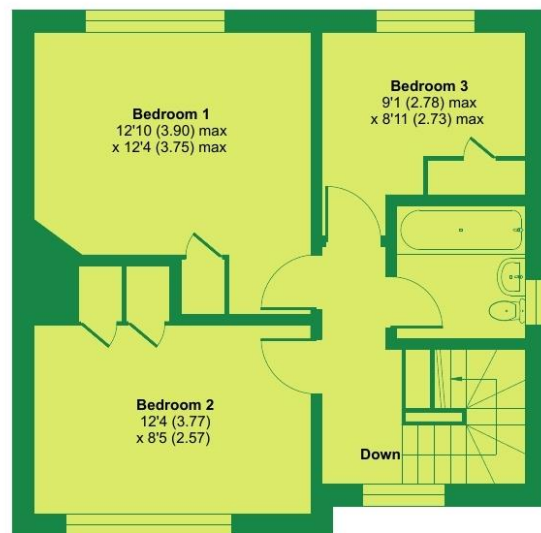
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Approximate Area = 999 sq ft / 92.8 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: 1373439

### OFFICES LOCATED AT:

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