



10 Hawthornden Grove, Yalding, Kent, ME18 6FG.

Guide Price £600,000 - £625,000

Jack Charles
Estate Agents

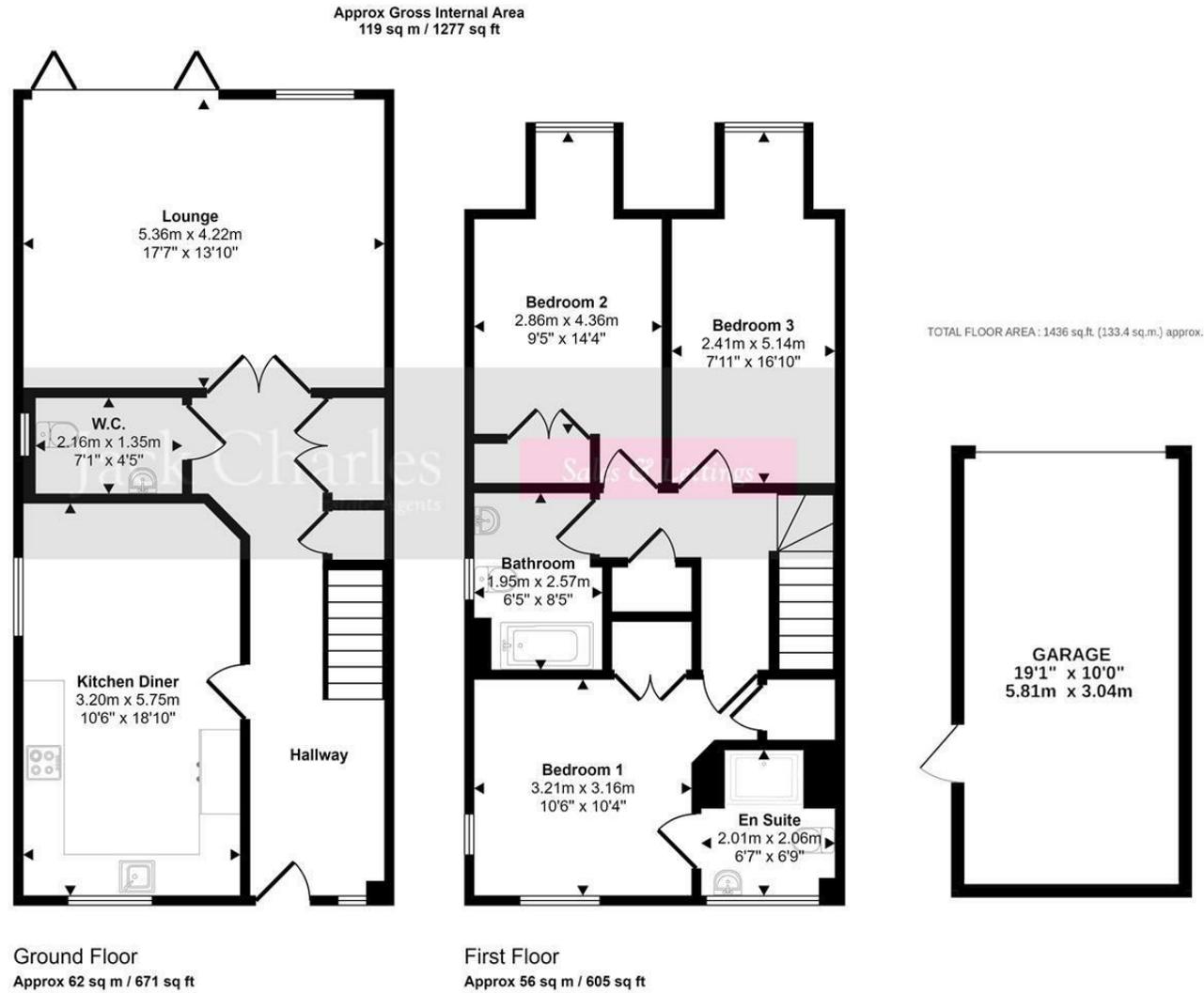
Sales & Lettings

- Millwood Designer Home
- Living Room
- Pretty Gardens

- Three Bedrooms
- Cloakroom/WC
- Communal Grounds

- Kitchen/Dining Room
- Ensuite & Family Bathroom
- Parking & Garage

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented three bedroom semi-detached home, set within a small and exclusive development built by Millwood Designer Homes in the sought-after village of Yalding.

This attractive and contemporary home offers bright, spacious accommodation, finished to an exceptional standard throughout. It forms part of a select collection of properties and enjoys a charming outlook across open meadowland to the front, adding to its rural appeal.

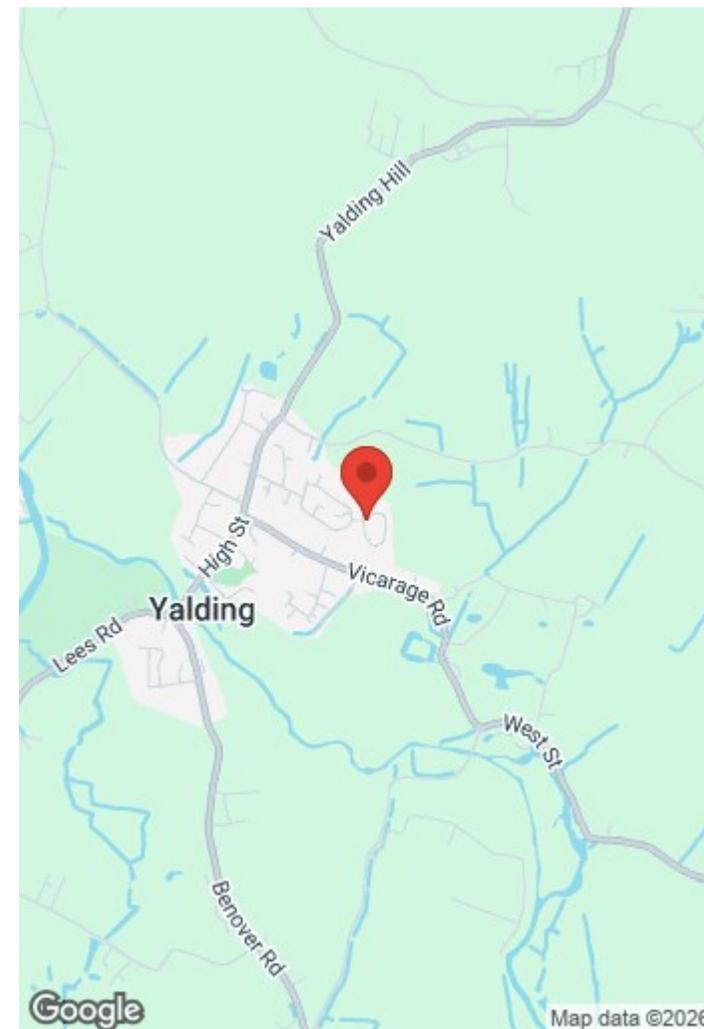
The accommodation is arranged over two floors and includes a welcoming entrance hall leading to a stylish open plan kitchen and dining area, fitted with a comprehensive range of units, Bosch integrated appliances, and elegant Amtico flooring. The living room sits to the rear and features bi-fold doors that open onto the beautifully maintained south facing garden, creating a seamless connection between the indoor and outdoor spaces. Additional ground-floor benefits include a utility cupboard with plumbing and space for laundry appliances, along with a useful understairs storage cupboard.

On the first floor, there are three generous double bedrooms, all beautifully presented. The principal bedroom enjoys dual aspect windows, built-in wardrobes, and a stylish en suite shower room. A further double bedroom features fitted wardrobes, while the family bathroom is finished with Roca sanitary ware, including a bath with an overhead shower.

Externally, the property offers a good-sized south facing rear garden, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. There is a garage with an up-and over door and side personnel access, as well as a driveway providing off road parking for two vehicles. To the front, the home enjoys an open outlook across meadowland, providing a peaceful and picturesque setting.

Yalding

Situated in the ever popular Yalding, the house is just a stroll from the High Street and the attractive centre of the village which offers local shops, public houses and restaurants. Yalding is one of those quintessential Kent villages steeped in history with the aesthetics to match. There is also a train station and easy access to the larger 'A' road network a short drive away.





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Sales & Lettings

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