



Mount Avenue, Yalding, Kent, ME18 6JG

Guide Price £400,000 - £425,000

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**bracketts**



Situated in the picturesque village of Yalding in Kent, this well presented three-bedroom semi-detached family home forming part of a quiet cul de sac close to the village centre. The ground floor comprises entrance hall, sitting room and a spacious open-plan kitchen and dining area. To the first floor there are three well-proportioned bedrooms and a family bathroom. External, the property boasts a good-sized garden, mainly laid to lawn with mature shrubs, trees & borders. To the rear, there is an en bloc garage offering useful storage or parking and to the front, there is potential to create a driveway, subject to the necessary consents. Conveniently located close to local village amenities, this home also benefits from easy access to scenic river walks. We recommend viewing at your earliest convenience. Yalding has a village store, post office, the village also has a primary school and doctor's surgery. The larger towns of Tonbridge, Tunbridge Wells and Maidstone provide a full array of shopping facilities, whilst Paddock Wood – just over four miles away – has local stores, a Waitrose supermarket and a station with main line services to London and the coast

Three Bedroom

Semi Detached Family Home

Sought After Cul De Sac Location

Sitting Room

Open Plan Kitchen / Dining Room

Family Bathroom

Enclosed Rear Garden with Side &  
Rear Access

En Bloc Garage to Rear

Driveway Potential to Front \*Subject  
to Necessary Consents

Viewing Highly Recommended







### LOCATION: Yalding

Yalding has a village store, post office, the village also has a primary school and doctor's surgery. The larger towns of Tonbridge, Tunbridge Wells and Maidstone provide a full array of shopping facilities, whilst nearby Town of Paddock Wood has a range of shops (including Waitrose) and a mainline station with links to London as well as Ashford.

Larger nearby towns Tonbridge and Tunbridge Wells both offer an excellent range of shops, schools and leisure facilities with further facilities available at the County Town of Maidstone. The property is conveniently positioned for both the A21 at Tonbridge and for the M20 and M26 motorways at Wrotham providing links to the national motorway network, Gatwick and Heathrow airports, Ashford International (Eurostar) and Bluewater Shopping Centre. There are a good number of well-regarded schools in the local area.

Paddock Wood Station (London Bridge from 45 minutes). Tonbridge 9 miles (London Bridge from 35 minutes). Tunbridge Wells 11 miles. Maidstone 8 miles. M26(J2a) 11 miles. Bluewater shopping centre 26 miles. Ashford International station 27 miles. Gatwick airport 32 miles. London 40 miles. (All times and distances approximate)

### ADDITIONAL INFORMATION:

Council Tax Band C  
Double Glazed Windows

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



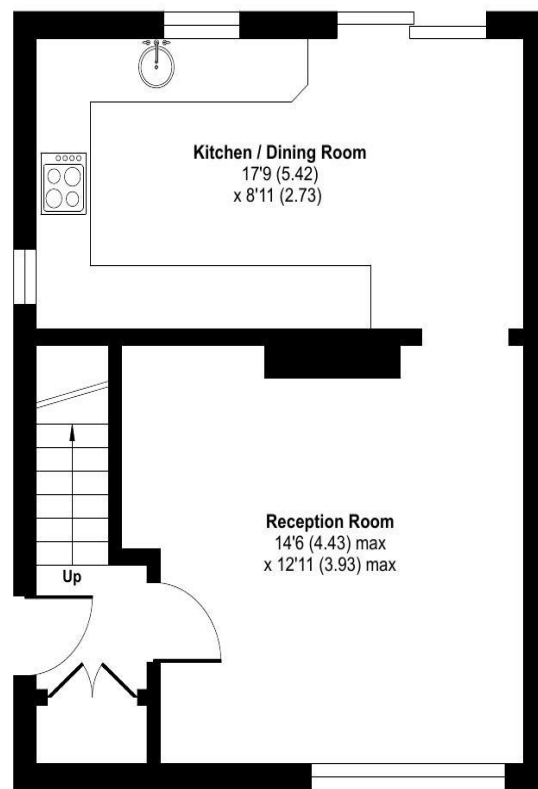
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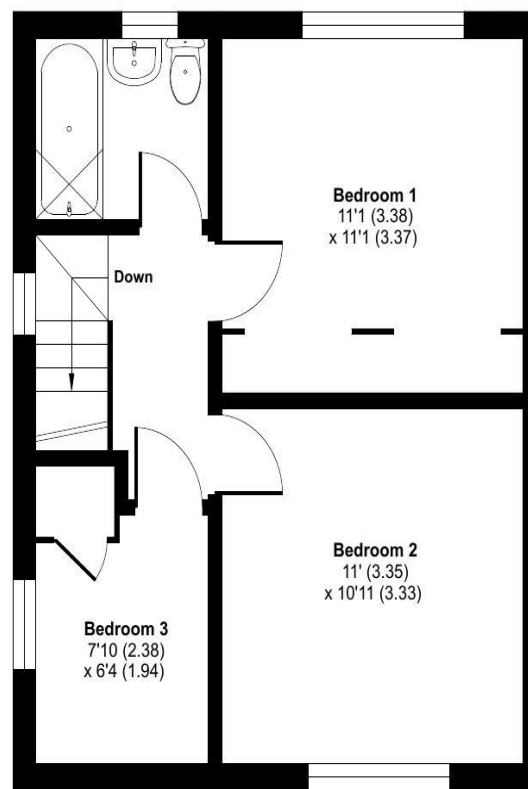
## Mount Avenue, Yalding, Maidstone, ME18

Approximate Area = 794 sq ft / 73.7 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). © ncthecom 2025. Produced for Bracketts llp. REF: 1364965