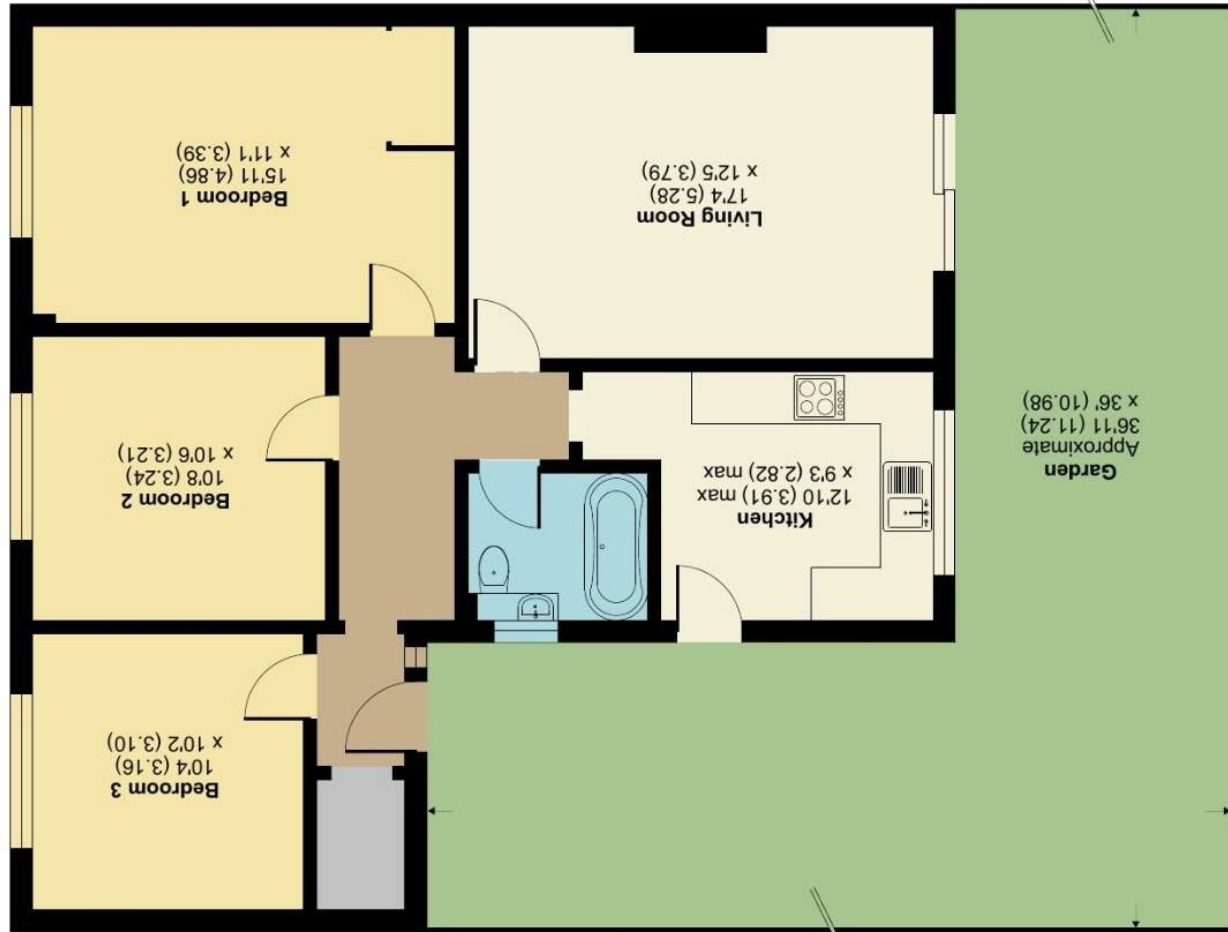


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndt.com 2024. Produced for Simon Miller & Company. REF: 1184715



GROUND FLOOR



For identification only - Not to scale

Approximate Area = 903 sq ft / 83.8 sq m

Charlesford Avenue, Kingswood, Maidstone, ME17

40 Charlesford Avenue, Maidstone, ME17 3PH

Price Guide £325,000  
EPC RATING: D





Welcome to Charlesford Avenue, Kingswood, Maidstone - a charming location that could soon be your new home! This delightful three-bedroom semi-detached bungalow offers versatile accommodation, perfect for families or those looking for extra space.

As you step inside, you'll be greeted by a reception room, ideal for relaxing with loved ones. With three bedrooms, there's plenty of room for a growing family or guests. The bathroom provides convenience and comfort for all.

One of the standout features of this property is the ample off-street parking for multiple cars, ensuring you never have to worry about finding a space. Located in the popular Kingswood area, you'll enjoy a sense of community and easy access to local amenities.

Situated close to the historic Leeds Castle, you'll have the opportunity to explore its stunning grounds and attend events throughout the year. Whether you're a history buff or simply enjoy a leisurely stroll in beautiful surroundings, this location has something for everyone.

Don't miss out on the chance to make this lovely property your own and experience the best of what Kingswood has to offer. Book a viewing today and start envisioning your new life in this wonderful home!

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band D**  
**EPC Report D**



• GUIDE PRICE £325,000 - £375,000 • Three Bedroom Semi-Detached Bungalow • Versatile Accommodation • Off Street Parking For Multiple Cars • Popular Kingswood Location • Close To Leeds Castle

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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