



11 Colyn Drive, Maidstone, ME15 8FZ
Offers Over £400,000



GUIDE PRICE £400,000 - £410,000** 3D INTERACTIVE VIRTUAL TOUR ** A lovely example of a 3 bedroom, 2 bathroom detached house located in a popular development near the beautiful resident owned Bicknor Woods.

On the ground floor, you will find an entrance hall with a cloakroom, a spacious sitting room, and a modern kitchen/dining room with a utility cupboard and french doors that lead to the private rear garden. Moving upstairs, there are two double bedrooms, with the principal bedroom benefiting from an en-suite shower room, and an additional single bedroom. A modern family bathroom completes the upper floor.

Externally, the property offers a garage with storage above, and a driveway for a further two vehicles, plus additional parking is available on the road in front of the property. The south facing rear garden is attractive and well-established, providing a high level of seclusion. Tenure: Freehold. EPC Rating: B. Council Tax Band: E.



LOCATION

The development where the property is situated was constructed approximately 7 years ago and is located on the outskirts of Maidstone. It benefits from various local amenities, including two mainline train stations within Maidstone and easy access to the M20 motorway. Local shopping facilities, junior schools, pubs, restaurants, and leisure facilities are all conveniently close by. Furthermore, the development is within easy travel distance of both Leeds Castle and Mote Park.

GROUND FLOOR:

Entrance hall

Kitchen/ Dining Room

Sitting Room

Cloakroom

FIRST FLOOR:

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Family bathroom

EXTERNALLY

Gardens


Garage

CHARGES

Management fees approximately £300 per annum.

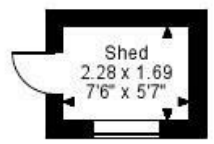
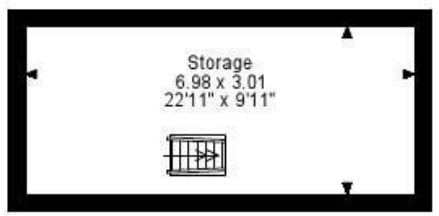
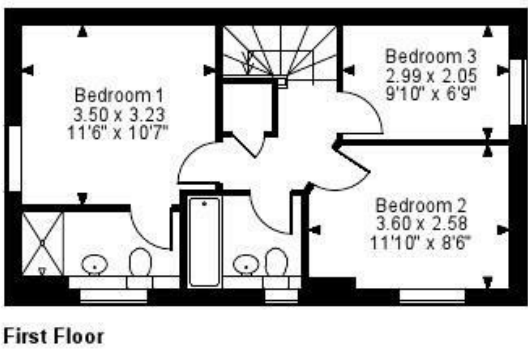
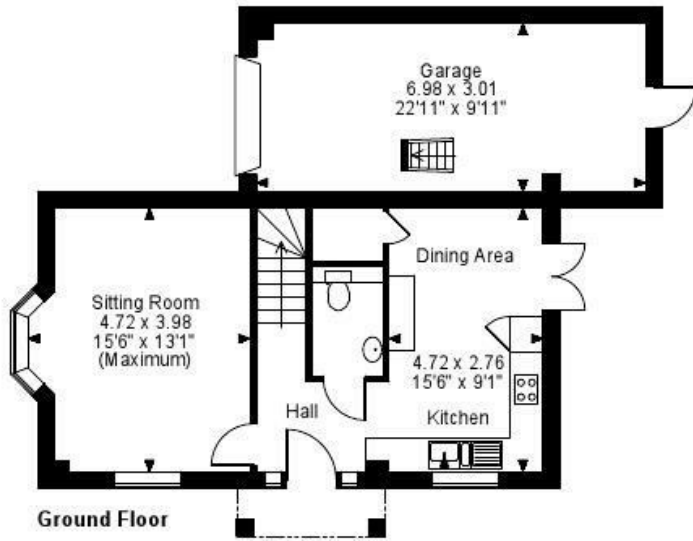
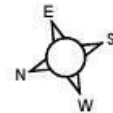
VIEWING

Strictly by arrangement with the Agent's Bearsted Office: 132 Ashford Road, Bearsted, Maidstone, Kent ME14 4LX. Tel: 01622 739574.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Colyn Drive, Maidstone
Approximate Gross Internal Area
Main House = 887 Sq Ft/82 Sq M
Garage Building = 452 Sq Ft/42 Sq M
Shed = 41 Sq Ft/4 Sq M
Total = 1380 Sq Ft/128 Sq M



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