



**74 Clock House Rise, Coxheath, Maidstone, ME17 4GS**  
**Price £315,000**

\*\*\*NO FORWARD CHAIN\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*TAKE THE VIRTUAL TOUR\*\*\*FABULOUS THREE BEDROOM HOME WITH GARAGE IN POPULAR RESIDENTIAL DEVELOPMENT IN THE SOUGHT AFTER VILLAGE OF COXHEATH WITHIN WALKING DISTANCE OF LOCAL AMMENTIES

The fabulous home is situated in a quiet position in a popular eco friendly development in the sought after village of Coxheath. Local amenities include a Butchers, Bakers, Takeaway Restaurants and Lloyd Pharmacy all within walking distance. For education, Ofsted rated 'Good' Coxheath Primary School and Cornwallis Academy are a short walk away, while there is a frequent bus service directly to Maidstone Town for further educational, shopping and social facilities. For the commuter, Marden and Staplehurst Station are a 10 minute drive with a direct service to London Bridge, Cannon Street and Waterloo.

The home is of a unique design, with spacious open plan accommodation downstairs and a energy efficient ventilation recovery system throughout which keeps utility bills to a minimum. On offer to the ground floor there is a entrance hall with double storage cupboard, useful downstairs cloakroom, an open plan kitchen, dining and living area with French doors opening onto the rear garden. Upstairs, there is a family bathroom and three bedrooms with the main bedroom being served with an ensuite.

Outside, there is allocated parking and visitor parking bays to the front. The fantastic non overlooked rear garden has been thoughtfully landscaped by the current vendor and offers a private outdoor social space. Given the style and presentation of this fabulous family home it will generate plenty of interest so call Page and Wells Loose Office and book your viewing today to avoid missing out!



**GROUND FLOOR**

Lounge/Diner 16'3" x 15'4" (4.96m x 4.69m)

Kitchen 12'5" x 11'8" (3.81m x 3.57m)

W/C

**FIRST FLOOR**

Landing

Bedroom 1 10'4" x 9'10" (3.15m x 3.02m)

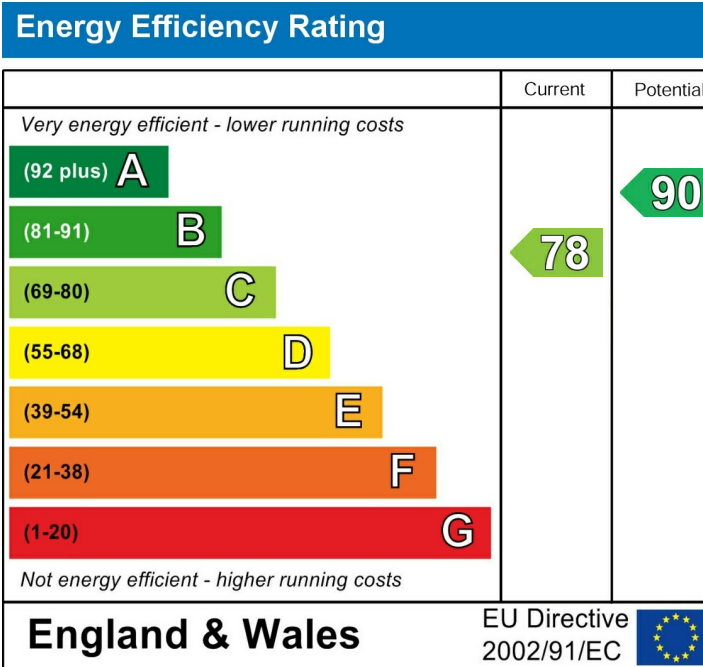
Bedroom 2 10'4" x 10'0" (3.15m x 3.05m)

Bedroom 3 10'4" x 5'11" (3.15m x 1.81m)

Family Bathroom

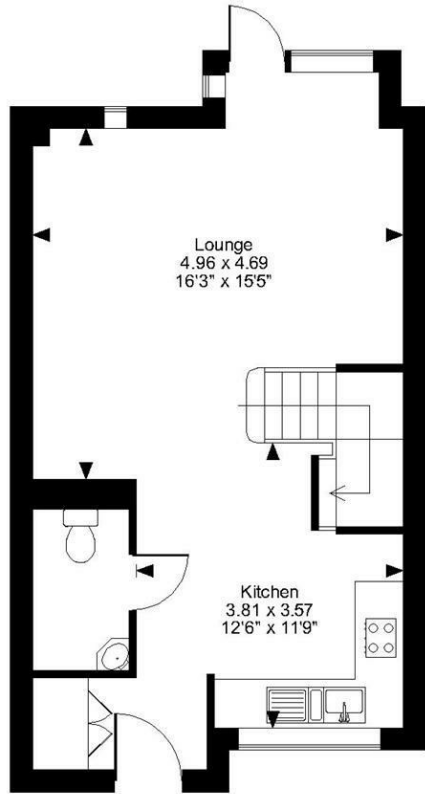
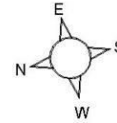
**EXTERNALLY**

Garage 18'7" x 6'11" (5.67m x 2.13m)

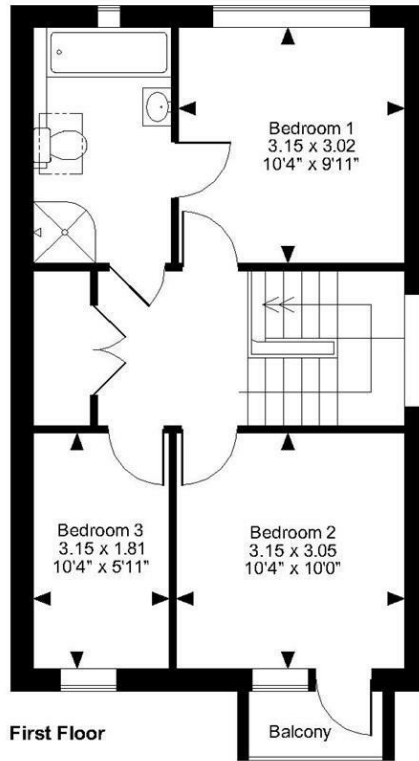


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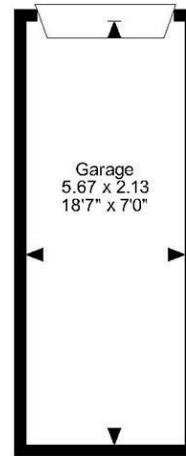
**Clock House Rise, Coxheath, Maidstone**  
**Approximate Gross Internal Area**  
**Main House = 879 Sq Ft/82 Sq M**  
**Garage = 130 Sq Ft/12 Sq M**  
**Balcony external area = 17 Sq Ft/2 Sq M**  
**Total = 1009 Sq Ft/94 Sq M**



**Ground Floor**



**First Floor**



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 The position & size of doors, windows, appliances and other features are approximate only.  
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