



36 Linden Road, Coxheath, ME17 4QS
Guide Price £300,000

*****GUIDE PRICE £300,000 TO £325,000***NO FORWARD CHAIN***SUPERB TWO BEDROOM HOME SITUATED IN A QUIET LOCATION WITHIN WALKING DISTANCE OF LOCAL AMENITIES**

Situated in the sought-after village of Coxheath, this impeccably maintained 2-bedroom semi-detached home is in an enviable location nestled in a quiet cul de sac on the south side of Maidstone, Coxheath offers a charming semi-rural setting, with essential amenities such as a primary school, doctors, chemist, and shops just a short stroll away. Maidstone Town Centre is easily accessible by a quick drive or bus ride.

Meticulously cared for by its current owner, this delightful property provides ample living space, perfect for first-time buyers or investors alike. On the first floor there are two generously sized bedrooms and a well-appointed bathroom. On the ground floor there is an entrance porch, lounge/diner and a fitted kitchen. Outside, the driveway extends to the side of the home providing ample off road parking. Completing the package is a 40ft rear garden, perfect for outdoor entertaining.

This excellent home will generate plenty of interest so do not delay and contact Page and Wells Loose Office and book your viewing to avoid missing out.



GROUND FLOOR

Porch

Entrance Hall

Lounge 13'10" x 11'10" (4.24m x 3.63m)

Kitchen 10'9" x 5'10" (3.28m x 1.79m)

FIRST FLOOR

Bedroom 1 11'10" x 8'11" (3.63m x 2.74m)


Bedroom 2 9'1" x 8'10" (2.79m x 2.71m)

Bathroom

EXTERNALLY

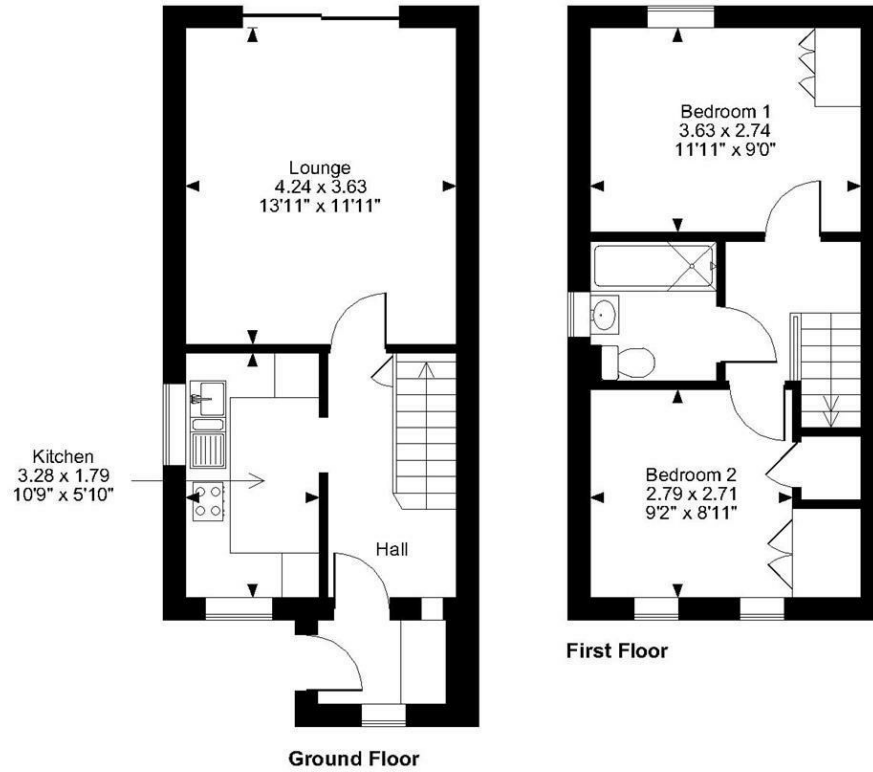
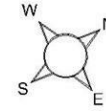
Driveway to Front and Side

Rear Garden

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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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Linden Road, Coxheath, Maidstone, Kent
Approximate Gross Internal Area
614 Sq Ft/57 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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