



9 Cornwallis Avenue, Linton, Maidstone, ME17 4BW
Guide Price £375,000

*****GUIDE PRICE £375,000 TO £400,000***EXECUTIVE EXTENDED TWO DOUBLE BEDROOM HOME IN A SOUGHT AFTER CUL DE SAC WITH STUNNING VIEWS OVER THE SURROUNDING ORCHARDS**

This fabulous and extended two double bedroom home is situated in a quiet cul de sac location in the sought after Linton Village, conveniently located for mainline services to London via Staplehurst and Marden Stations. The neighbouring village of Coxheath provides useful amenities including Tesco express and popular restaurants. For further shopping and social facilities, Maidstone Town Centre is a short bus or car journey away. Local educational facilities include Ofsted 'Outstanding' Loose Primary School, Sutton Valance Preparatory School and Maidstone Grammar Schools.

The home is in excellent condition, providing spacious and comfortable living space. Inside, there is an entrance porch leading into the hall, generous lounge, a beautiful bespoke fitted kitchen with integrated appliances, dining room with french doors opening onto the garden patio and a useful ground floor shower room/utility room with w/c. On the first floor, there are two sizeable double bedrooms with fitted wardrobes to bedroom two and another bathroom. In neighbouring properties, the main bedroom has been divided into two separate bedrooms and the same opportunity exists here if desired.

The garden is a real feature of the home benefitting from a westerly aspect and with stunning views over the surrounding orchards. The garden has a section of lawn, a delightful patioed seating area and sizeable summer house currently used as storage. There is ample parking on the bloc paved driveway to the front for several vehicles.

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



ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge 20'5 z 10'6 (6.22m z 3.20m)

Kitchen 14'4 x 8 (4.37m x 2.44m)

Dining Room 11'11 x 11'10 (3.63m x 3.61m)

Shower Room/Utility

TO THE FIRST FLOOR

Bedroom 1 15'10 x 10'1 (4.83m x 3.07m)

Bedroom 2 11'7 x 9'10 (3.53m x 3.00m)

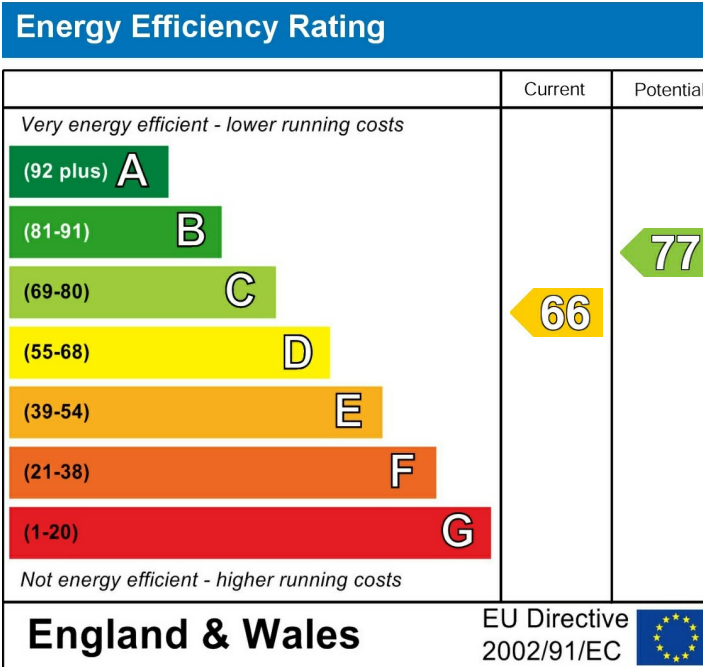
Bathroom

EXTERNALLY

Beautiful West Facing Garden

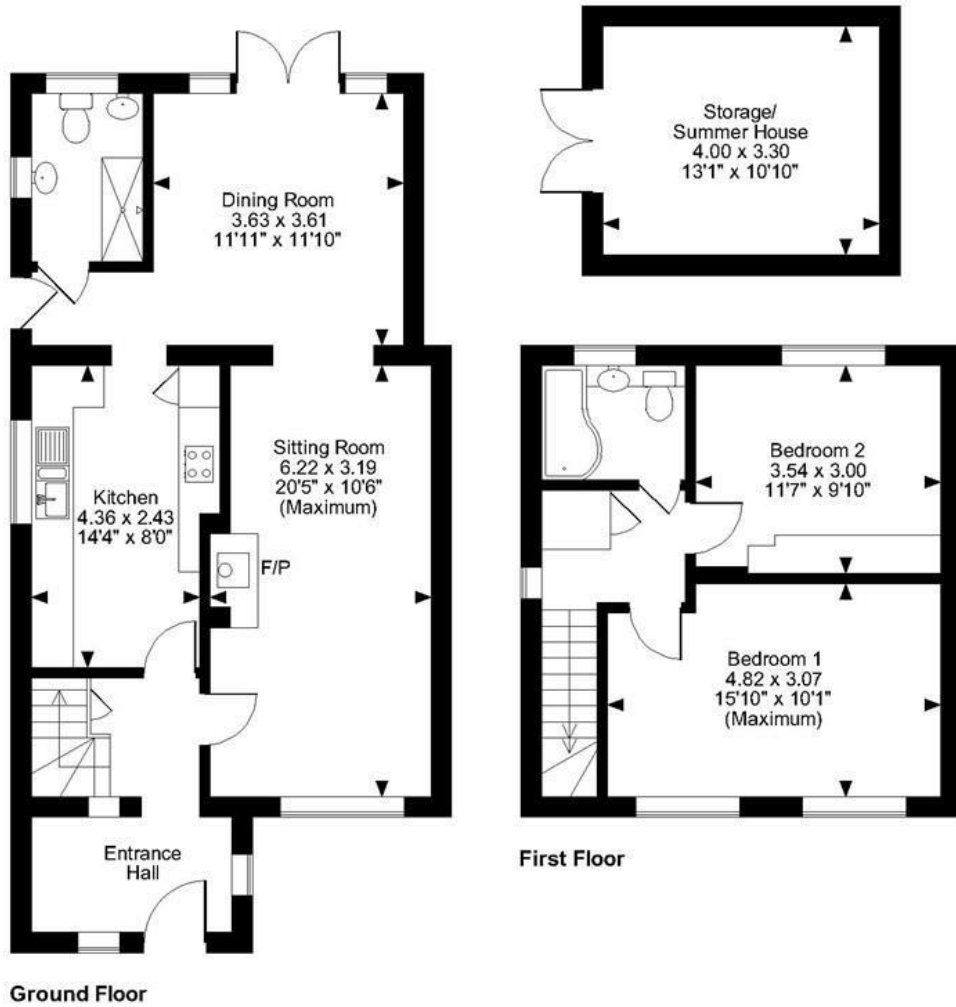
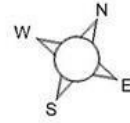
Summer House/Storage 13'1 x 10'10 (3.99m x 3.30m)

Bloc Paved Driveway



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Cornwallis Avenue, Linton, Maidstone
 Approximate Gross Internal Area
 Main House = 1046 Sq Ft/97 Sq M
 Storage/Summer House = 142 Sq Ft/13 Sq M
 Total = 1188 Sq Ft/110 Sq M



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