



**68 Duke Of York Way, Coxheath, Maidstone, ME17 4GT**  
**Guide Price £375,000 to £400,000**



\*\*\*GUIDE PRICE £375,000 TO £400,000\*\*\*TAKE THE VIRTUAL TOUR\*\*\*FABULOUS THREE BEDROOM DETACHED HOME IN IMMACULATE ORDER AND ATTRACTIVE OPEN PLAN LAYOUT SITUATED IN A POPULAR ECO FRIENDLY DEVELOPMENT

This fabulous detached family home features a spacious U-shaped open-plan layout on the ground floor, with a lounge area, dining area and fitted kitchen complete with Neff appliances and space for a washing machine and fridge/freezer. Both the dining area and lounge open onto the rear garden through stylish bi-fold doors. There's also a convenient ground-floor W/C, which has the potential to be converted into a wet room.

On the first floor there are three generously sized bedrooms, including velux skylights in the two main bedrooms, an en-suite to the main bedroom and a charming Juliet balcony in the second bedroom. A modern family bathroom completes this level. Stairs from the landing lead to a unique mezzanine area, currently used as an office by the vendor, which offers the possibility of being converted into an additional room if desired.

Outside, the well-maintained garden features patio areas, a lawn, a shed, and a handy storage cupboard at the rear of the property. Allocated parking is available at the front, along with visitor parking bays.

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, Coxheath Primary School and Cornwallis Academy are a short walk away, while there is a frequent bus service directly to Maidstone Town for further schools, shops and entertainment. For the commuter, Marden and Staplehurst Station are a 10 minute drive with a frequent high speed service to London Bridge, Cannon Street and Waterloo.

Viewing is highly recommended. Call Page and Wells Loose Office today and book your viewing to avoid missing out.



**GROUND FLOOR**

Lounge 15'9" x 14'0" (4.82m x 4.28m)

Kitchen 8'10" x 8'1" (2.70m x 2.47m)

Dining Room 10'11" x 7'3" (3.33m x 2.22m)

**FIRST FLOOR**

Bedroom 1 10'3" x 9'3" (3.13m x 2.84m)

Bedroom 2 10'4" x 8'5" (3.15m x 2.59m)

Bedroom 3 10'4" x 6'10" (3.15m x 2.10m)

En-Suite

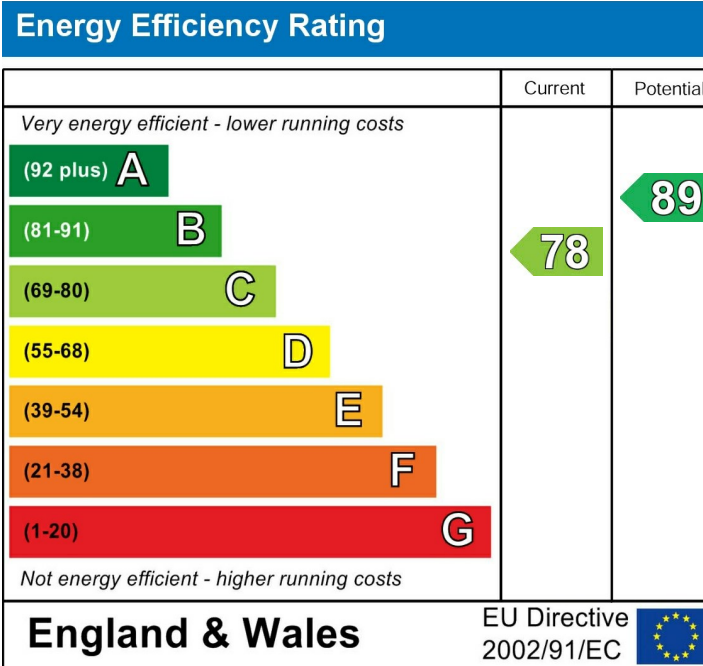
Family Bathroom

Study 6'9" x 6'10" (2.07m x 2.09m)

**EXTERNALLY**

Store 6'9" x 6'6" (2.08m x 2.00m)

Workshop 9'10" x 7'8" (3.00m x 2.36m)



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

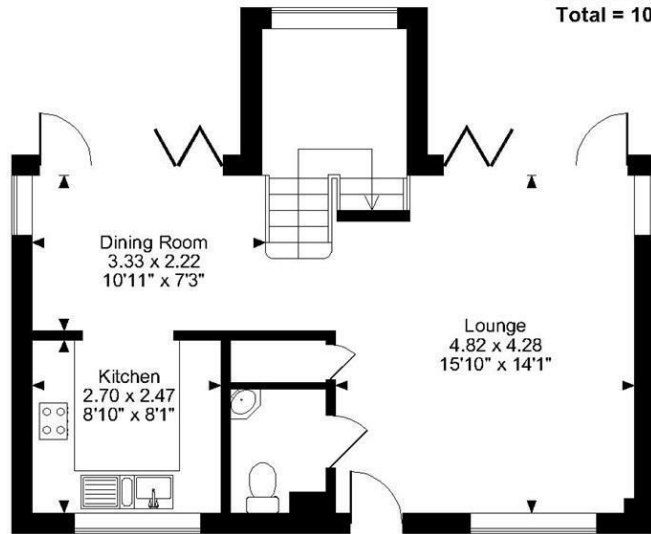
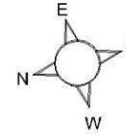
**Duke of York Way, Coxheath, Maidstone, Kent**

Approximate Gross Internal Area

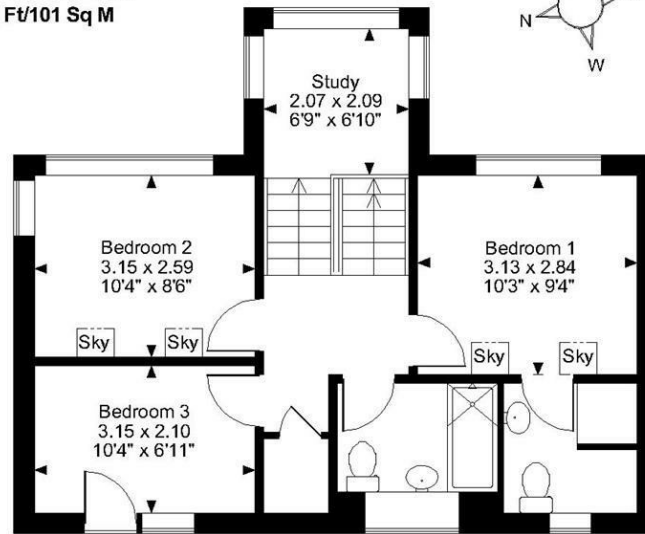
Main House = 973 Sq Ft/90 Sq M

Outbuilding = 121 Sq Ft/11 Sq M

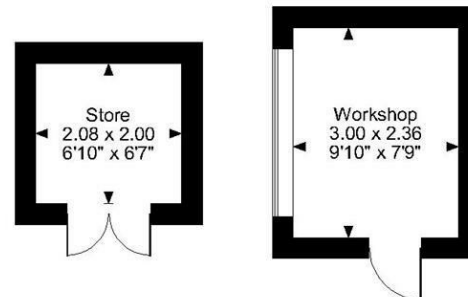
Total = 1094 Sq Ft/101 Sq M



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8622616/SS

