



**Linden Road, Coxheath, Maidstone, ME17 4QS**  
**Offers In Excess Of £350,000**



## TWO BEDROOM DETACHED BUNGALOW IN THE SOUGHT AFTER VILLAGE OF COXHEATH WITHIN WALKING DISTANCE OF LOCAL AMENITIES

This charming 2-bedroom detached bungalow is located in the peaceful village of Coxheath, offering a comfortable and low-maintenance lifestyle. The property comprises an entrance porch, a fitted kitchen, a spacious lounge, a bathroom, and two bedrooms situated at the rear of the property. Outside, the bungalow benefits from a driveway to the front and a low-maintenance rear garden, ideal for relaxing or enjoying the outdoors without the hassle of extensive upkeep.

Coxheath is a popular village known for its welcoming community and convenient amenities, including local shops, a post office, and a primary school. The surrounding countryside provides scenic walks, while excellent transport links make it easy to reach nearby towns for further amenities and services.

This bungalow is perfect for those looking to downsize or enjoy a quieter pace of life in a sought-after location.

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



Lounge 19 x 10'6 (5.79m x 3.20m)


Kitchen 10 x 8'3 (3.05m x 2.51m)

Bedroom 1 14' x 10'3 (4.27m x 3.12m)

Bedroom 2 9 x 8'6 (2.74m x 2.59m)

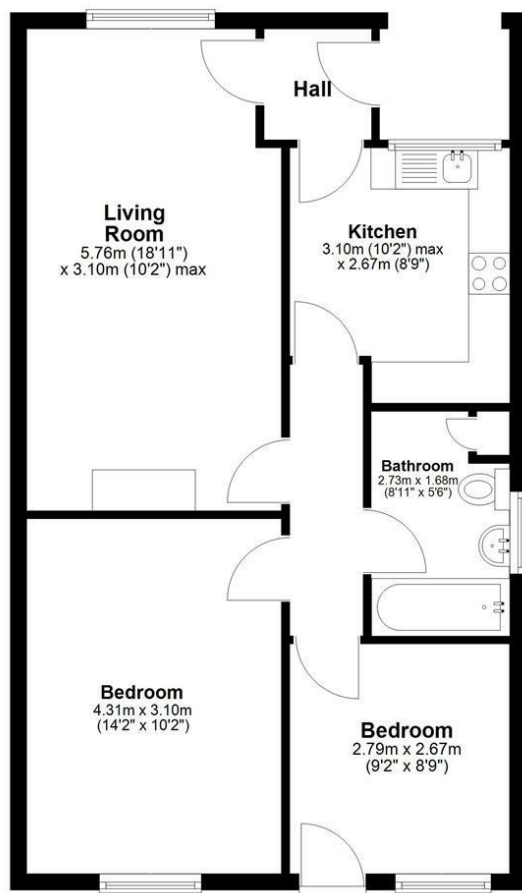
Bathroom 5'6 x 8'9 (1.68m x 2.67m)

### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>86</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>64</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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 whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

## Ground Floor



Total area: approx. 60.1 sq. metres (647.2 sq. feet)

