



Lambert & Foster



CHESTNUT DRIVE

COXHEATH

An opportunity to purchase a well-presented three bedroom semi-detached family home in the heart of Coxheath with the added benefit of active planning permission to extend the property two storeys and part single storey to the side and rear of the property (24/503352/FULL). To the front, the driveway provides private parking for two cars and to the rear, a generous south facing paved garden. Regular bus services into Maidstone town centre, while mainline rail links to London are available at nearby East Farleigh and Maidstone stations.

Guide Price £385,000-£395,000

FREEHOLD





CHESTNUT DRIVE

COXHEATH | MAIDSTONE | KENT

- Three bedroom semi-detached family home situated in a quiet residential cul-de-sac
- With full planning permission granted for a part single storey, part two storey side and rear extension
- Well presented throughout with a south facing low maintenance rear garden
- Private driveway providing off-road parking
- Walking distance to local sought after primary and secondary schools, both awarded 'Good' Ofsted ratings
- Benefiting from a generous sized conservatory and a large shed with electrics, currently used as an exercise area

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Mains gas fired central heating.

BROADBAND: Available as Standard, Superfast and Ultrafast.

MOBILE COVERAGE: Good EE and O2

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone.

COUNCIL TAX: Band D **EPC:** C (75)

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** Unlikely. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Chestnut Drive, Coxheath, Maidstone, ME17

Approximate Area = 1001 sq ft / 92.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1382314

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