



**Connells**

Linden Road  
Coxheath Maidstone



### Property Description

Are you looking for your first home? Look no further than this two bedroom semi-detached property located in a highly sought after Coxheath location! This property has been modernised by its current owners this property is well presented throughout and ready to go!

On the ground floor you will find the modern kitchen which has been replaced by the current owners, the generous lounge / diner as well as the conservatory which gives you extra downstairs space with double doors opening directly into the garden! The first floor is home to two double bedrooms (one of which has built in wardrobe space) as well as the bathroom. Occupying a favourable corner plot this property has both a lawned garden area as well as a generous patio area and a further decked area located to enjoy the late evening sunshine and is great for entertaining! The double width driveway will comfortably provide parking for two cars and the front garden has potential to be turned into further parking if required! The corner plot also gives you great potential to extend (subject to planning) should you require even more space! The current owners have also had replacement windows (with the exception of the lounge window) & UPVC door fitted as well new fencing & gate to the side part of the garden. Set in the semi-rural village of Coxheath this property is ideally placed for access to a range of local amenities, primary school and doctor's surgery! There are also various walks and play areas all within easy reach.



## Entrance Hall

## Kitchen

10' 11" Max x 5' 10" Max ( 3.33m Max x 1.78m Max )

## Lounge / Diner

13' 8" x 11' ( 4.17m x 3.35m )

## Conservatory

11' 8" x 8' 11" ( 3.56m x 2.72m )

## Landing

## Bedroom One

11' 10" x 8' 11" ( 3.61m x 2.72m )

## Bedroom Two

9' 3" Max x 8' 7" Max ( 2.82m Max x 2.62m Max )

## Bathroom

## Front Garden

## Corner Plot Rear Garden

## Double Width Driveway

## Agents Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies".









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold



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