



**Connells**

Amsbury Road  
Coxheath Maidstone



Amsbury Road  
Coxheath Maidstone ME17 4DW

for sale offers in the region of  
**£490,000**



### Property Description

Step inside the inviting entrance porch, complete with a convenient W.C, and discover a spacious layout that seamlessly combines comfort and style. The expansive reception rooms offer the perfect setting for both relaxation and entertaining, making it an ideal space for gathering with family and friends. The modern, fully fitted kitchen features a sleek island, providing a chic and functional area for all your culinary adventures. Conveniently located next to the dining room, a practical utility room adds an extra layer of functionality to your home. With two cozy bedrooms and a well-appointed family bathroom, this property is designed for both ease and enjoyment.

Maidstone is the largest town in Kent and lies 32 miles south east of London, trains run directly into London taking no longer than an hour on the fast train. Bluewater shopping centre is only 20 miles away however if you like a day out to the coast, Whitstable is only 28 miles away. The town centre boasts two main shopping centres with a mixture of the high streets favourite stores plus some unique stores too. It has a vast selection of restaurants and bars and offers vibrant nightlife. Maidstone is a fantastic location to reach all attractions Kent has to offer and is perfect for couples, families and groups of friends with a real mixture of different things to do varying for exploring castles, enjoying fresh local food, special events, sport activities, beautiful countryside walks and numerous villages.



**Entrance Hall**

**Cloakroom**

**Lounge**

**Living Area**

**Utility Room**

**Kitchen**

**Conservatory**

**Conservatory**

**Bedroom One**

**Bedroom Two**

**Shower Room**

**Front Garden**

**Rear Garden**

### **Agents Note**

We have limited knowledge about this property, but this does not take away our responsibility to evidence that we have taken steps to establish facts and use our professional knowledge.













Total floor area 167.8 m<sup>2</sup> (1,806 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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30 King Street  
 MAIDSTONE ME14 1BS

EPC Rating: D Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/MAI408416](http://connells.co.uk/Property/MAI408416)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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