



Chaffinch Drive, Coxheath, Maidstone, Kent, ME17 4FF

Guide Price £525,000 - £550,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this immaculately presented for bedroom detached family home which forms part of a small cul de sac of just six homes. The property has been upgraded and enhanced to create a fantastic family home situated close to Coxheath which has a good range of shops and amenities for everyday needs. Internally accommodation comprises entrance hall, cloakroom WC, large dual aspect sitting room, utility room and an open plan modern fitted kitchen / dining room with integrated appliances. To the first floor there is a family bathroom and four bedrooms with one boasting en suite facilities. Externally the property has a good size rear garden, mainly laid to lawn with mature shrubs & borders. There are additional seating areas and space for hot tub (available by separate negotiations) there is a detached single garage which is being utilised as a gym. Further parking for two vehicles to the front. We recommend viewing at your earliest convenience.

Four Bedrooms

Detached Family Home

Private Cul De Sac Location

Close to Local Amenities & Village Centre

Immaculately Presented throughout

Large Sitting Room

Open Plan Kitchen / Dining Room

Utility Room

En Suite & Cloakroom WC

Garage (Converted into Gym)

Driveway





### LOCATION: Coxheath

Coxheath is about 0.25 of a mile away and has a good range of shops and amenities for everyday needs. More extensive shopping can be found in Maidstone and Ashford. Bluewater shopping is located just off the M25 Junction 2 (A2/M2).

Mainline rail services: to London Charing Cross can be found at Staplehurst station or from Maidstone East station into London Victoria. Eurostar trains are available from Ashford International. A 37-minute-high speed train service has been introduced from London St Pancras to Ashford.

Education: Like many parts of Kent there are some excellent schools in the area. In the state sector there are grammar schools for boys and girls in Maidstone, Cranbrook and Tonbridge. There are also some local primary schools with excellent Ofsted reports. In the private sector there are independent girl and boy's schools in Sutton Valence, Canterbury and Tonbridge.

Motorway links: The M25 via the M20/M26 can be accessed at J5 and the M20 (6 miles) via J8 both providing links to Gatwick and Heathrow airport and other motorway networks.

### ADDITIONAL INFORMATION:

Council Tax Band E

Double Glazed Windows

Management Charges - £320pa



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

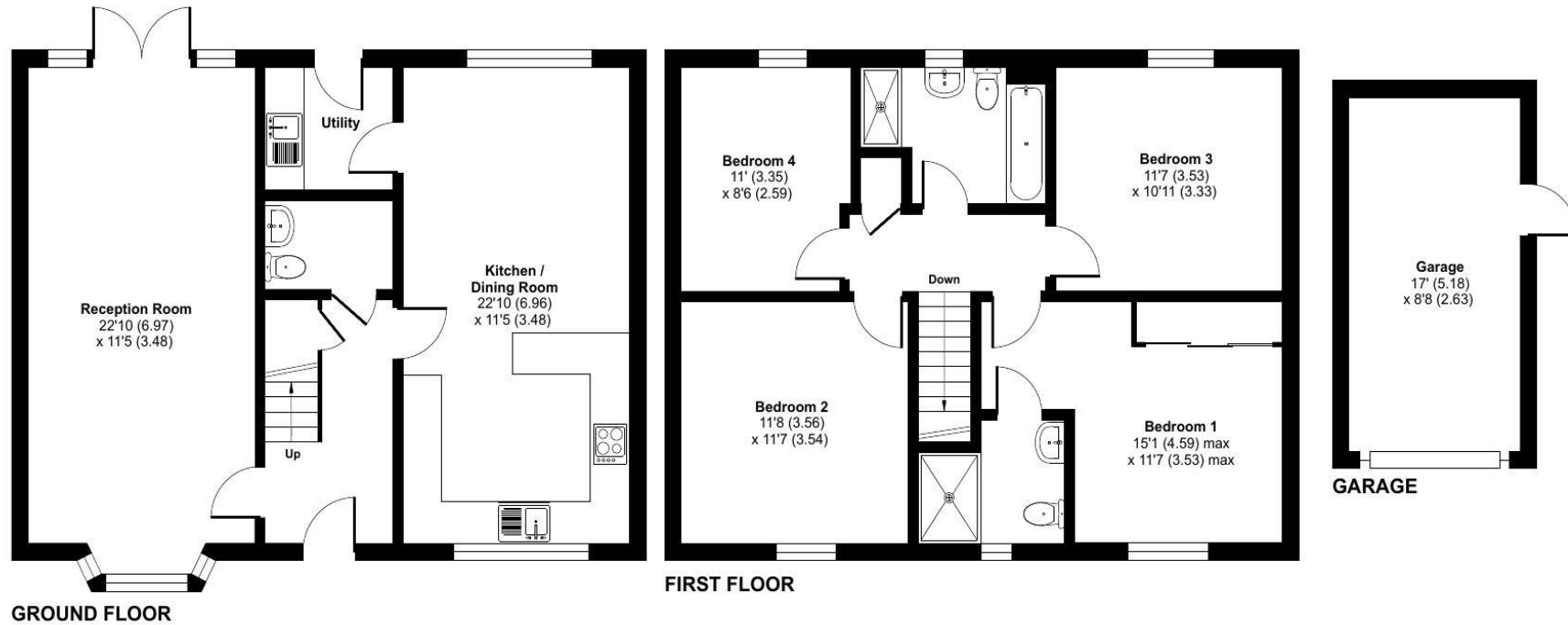
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Approximate Area = 1391 sq ft / 129.2 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1538 sq ft / 142.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts llp. REF: 1158313