



**14 South Crescent  
Coxheath, Maidstone  
ME17 4QB  
Price £375,000**

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Maidstone  
ME17 4QB



## Description

Great opportunity to purchase this much loved family home, extended and altered by the owner. A builder by profession, indeed highly regarded locally with many extensions in the Crescent built by him. The well proportioned accommodation is highly adaptable and will suit a growing family who wish to create a forever home with great scope and potential.

## Location

Conveniently located in the village with it's good selection of local shops and supermarket, Village Hall, Library, Infant and Junior school and two Doctors surgeries, Pharmacy and Post Office and the Village is surrounded by areas of outstanding landscaped character and high quality agricultural land, separated from the local villages of East Farleigh, Hunton, Linton and Loose by fields and woodland and there is a network of footpaths connecting the local villages. There are regular bus services to Maidstone, some five miles distant, offering a more comprehensive selection of amenities including two museums, theatre, County Library, multi-screen Cinema and a wider selection of schools and college for older children.

## Council Tax Band

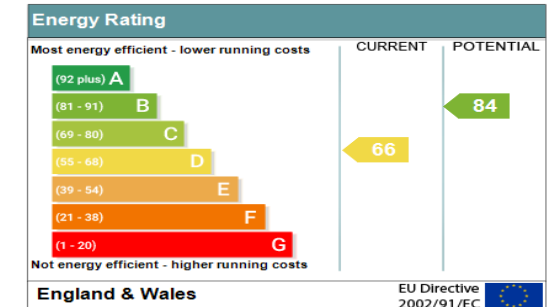
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## VIEWINGS STRICTLY BY APPOINTMENT

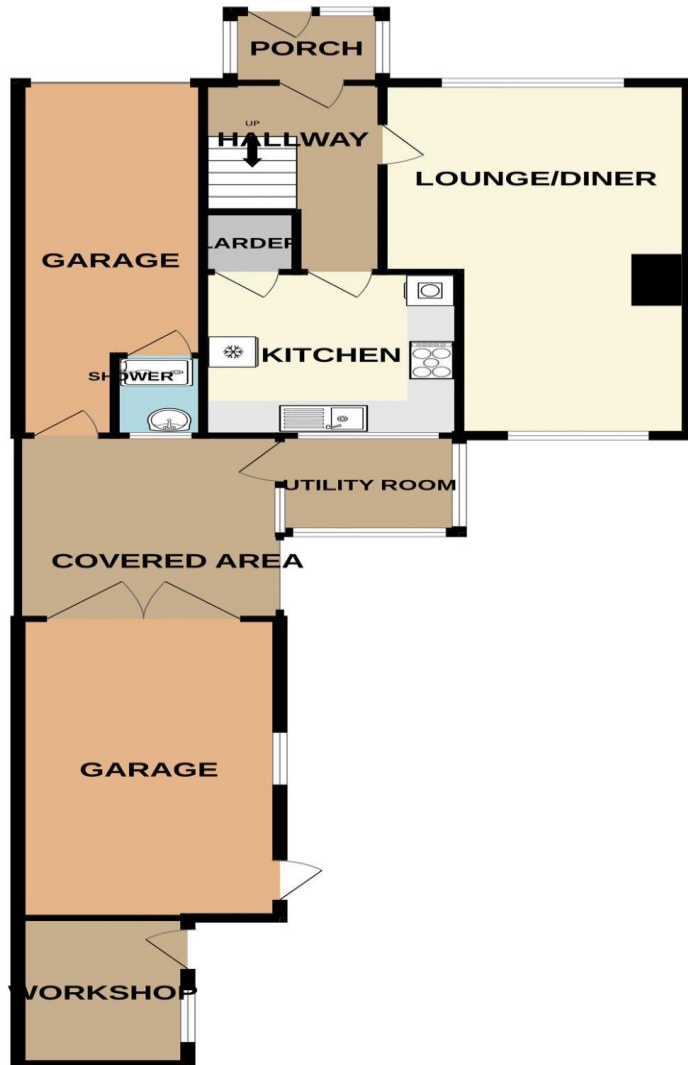
**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**



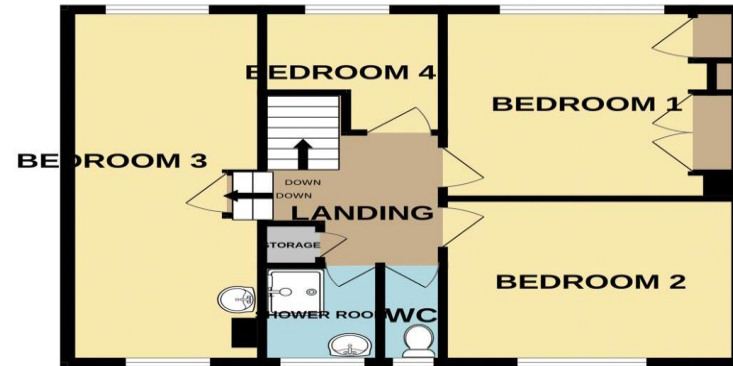
Address: 14 South Crescent, Coxheath, MAIDSTONE, ME17 4QB  
RRN:



GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ON THE GROUND FLOOR

### ENTRANCE PORCH

Glazed entrance door and side panels, outside metres cupboards, door to:

### ENTRANCE HALL

Staircase to first floor.

**THROUGH LOUNGE / DINING ROOM** 22' 4" x 11' 10" (*narrowing to 8' 10" in dining area*) (6.80m x 3.60m)

Picture window to front, further window overlooking rear garden, three double radiators.

**KITCHEN** 10' 8" x 10' 0" (3.25m x 3.05m)

Stainless steel sink, five burner gas hob, extractor hood, fridge freezer, window to rear, ceramic tiled floor, Worcester wall mounted gas fired boiler for central heating and hot water. Door to:

**ATTACHED GARAGE** 22' 5" x 7' 3" (6.83m x 2.21m)

Incorporates a shower room with hand basin. Up and over door to front. Door to:

**COVERED AREA** 12' 0" x 11' 7" (3.65m x 3.53m)

With open access to the garden and patio, and double doors to further former garage 19' by 10', light and power, overhead storage personal door and window with attached brick workshop 9' 6" by 6' 8", electric, light and power.

**UTILITY ROOM** 7' 0" x 6' 0" (2.13m x 1.83m)

Plumbing for washing machine, windows overlooking rear garden.

## ON THE FIRST FLOOR

**LANDING** 8' 0" x 8' 0" (2.44m x 2.44m)

Access to roof space. Built-in storage cupboard.

**BEDROOM 1** 12' 0" x 11' 0" (3.65m x 3.35m)

Range of built-in wardrobe cupboards, window to front, radiator.

**BEDROOM 2** 11' 2" x 10' 0" (3.40m x 3.05m)

Window to rear, double radiator.

**BEDROOM 3** 22' 2" x 7' 9" (6.75m x 2.36m)

Double aspect windows, two radiators, hand basin.

**BEDROOM 4** 8' 0" x 7' 10" (2.44m x 2.39m)

Window to front, radiator.

### SHOWER ROOM

Shower cubicle with Triton unit, hand basin, double radiator, window to rear.

### SEPERATE TOILET

Window to rear.

## OUTSIDE

To the front of the property is a concrete driveway, brick boundary wall, lawned area. The rear garden extends to 70ft and enjoys a south eastern aspect, decked and shingled area adjacent to house with circular paved panels, useful covered area, lawn, well stocked with shrubs, including Camelia, Magnolia and Rose, fully fenced trellis, timber garden shed, brick loggia with tiled roof and brick flooring.

### Directions

From Maidstone head south-west on Loose Rd/A229 towards Cripple Street, turn right onto Cripple Street, Turn left onto Teasaucer Hill, Turn left onto Bockingford Lane, Turn left onto Stockett Lane, Turn right to stay on Stockett Lane, Turn left onto Heathside Avenue, Turn right onto South Crescent and the property will be found on the left.



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