



**Guide Price**  
**£350,000**

**Freehold**

3x  2x  1x 

**Clock House Rise,  
Coxheath, Maidstone,  
Kent, ME17**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Modern and well presented, with an open plan layout, ready to move into
- Useful study area, perfect for those who work from home
- Allocated parking
- Popular village location, short walk to local shops and amenities
- NO FORWARD CHAIN

## Accommodation

### GROUND FLOOR

Entrance Area

Lounge: 15'6 x 14'2 (4.73m x 4.32m)

Dining Area: 14'1 x 7'4 (4.30m x 2.24m)

Kitchen: 9'6 x 8'6 (2.90m x 2.59m)

Utility Room: 8'4 x 4'5 (2.54m x 1.35m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 10'2 x 9'4 (3.10m x 2.85m)

En Suite Shower Room: 6'1 x 6'0 (1.86m x 1.83m)

Bedroom 2: 10'4 x 8'7 (3.15m x 2.62m)

Bedroom 3: 10'4 x 7'1 (3.15m x 2.16m)

Bathroom: 7'1 x 6'2 (2.16m x 1.88m)

Study Area: 6'8 x 6'5 (2.03m x 1.96m)

### OUTSIDE

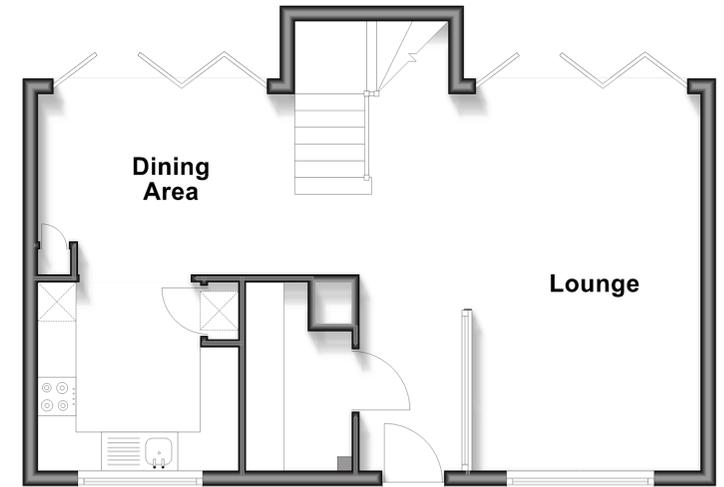
Allocated Parking

Rear Garden

Shed

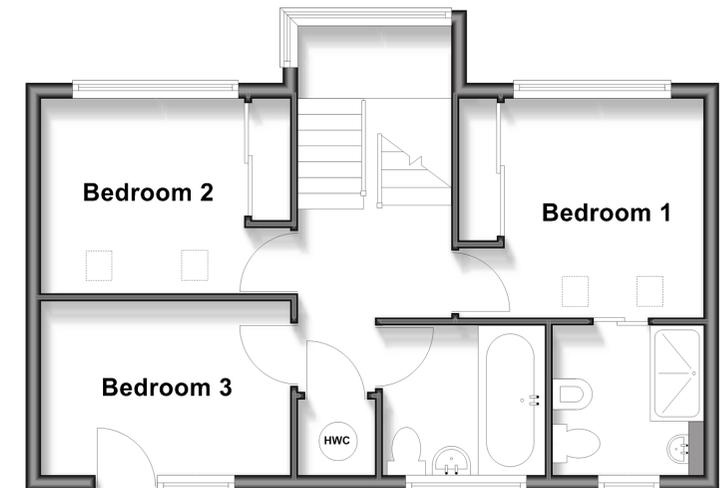
### Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



### Split Level First Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



**Call Loose - 01622 744067 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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