



**Seladine Gardens, Coxheath, Maidstone, ME17 4UQ**  
**Guide Price £425,000**





GUIDE PRICE £425,000 - £450,000

**MODERN THREE BEDROOM DETACHED HOME WITH EN-SUITE, GARAGE AND PLEASANT OUTLOOK OVER THE COMMUNAL GREEN**

On offer is a modern three bedroom detached family home, occupying an attractive position within the development overlooking the communal green and children's play area.

The accommodation is well balanced across two floors, with an entrance hall leading to a generous kitchen/diner positioned to the rear of the house. The kitchen is fitted with a range of integrated appliances, including a dishwasher, while a separate utility/cloakroom provides space for the washing machine. To the front is a well-proportioned lounge overlooking the green, with a ground floor cloakroom completing the ground floor accommodation.

Upstairs, the principal bedroom benefits from an en-suite shower room, with two further good-sized bedrooms served by the family bathroom, which includes a shower over the bath.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind, being predominantly laid with artificial lawn. A more secluded area towards the rear is currently used by the owners for a Jacuzzi. A pedestrian gate at the rear of the garden provides access to the driveway, which offers comfortable parking for two to three vehicles, together with a garage and EV charging point.

The property is conveniently placed for Coxheath Primary School and the village amenities, including Tesco Express, Post Office and pharmacy. For commuters, mainline rail services are available from Maidstone, while Marden station is approximately a 10-minute drive away and provides frequent services towards London.

A well-positioned detached family home which we would strongly recommend viewing. Contact Page & Wells Loose Office to arrange your appointment.



## GROUND FLOOR

Hall 12'0" x 7'2" (3.66m x 2.19m)

Downstairs Cloakroom

Lounge 17'11" x 10'5" (5.48m x 3.18m)

Kitchen/Dining Room 20'4" x 8'5" (6.21m x 2.58m)

## FIRST FLOOR

Bedroom 1 12'0" x 10'3" (3.66m x 3.14m)

En-Suite

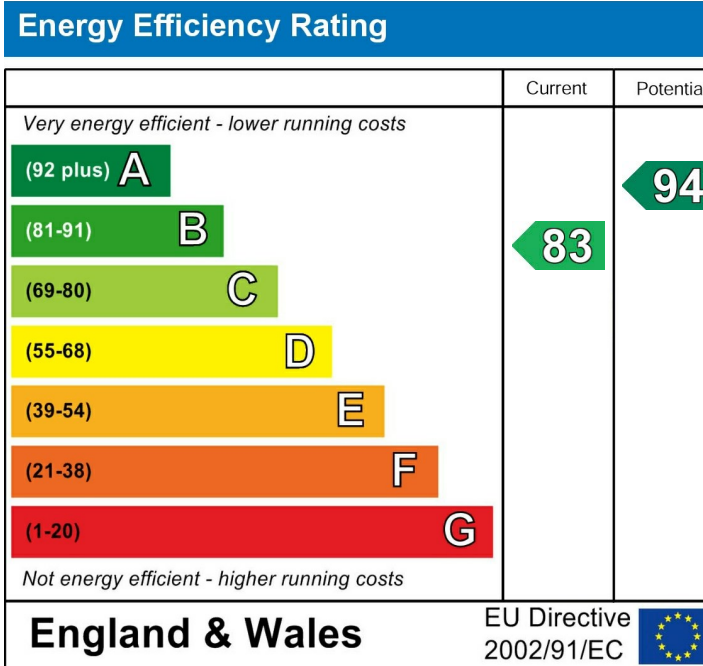
Bedroom 2 10'5" x 10'3" (3.18m x 3.14m)

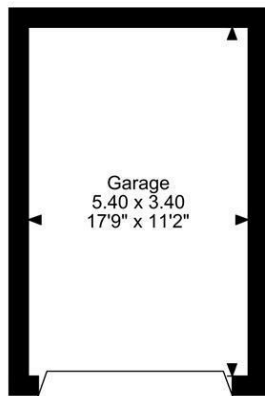
Bedroom 3 10'5" x 7'4" (3.18m x 2.24m)

Family Bathroom

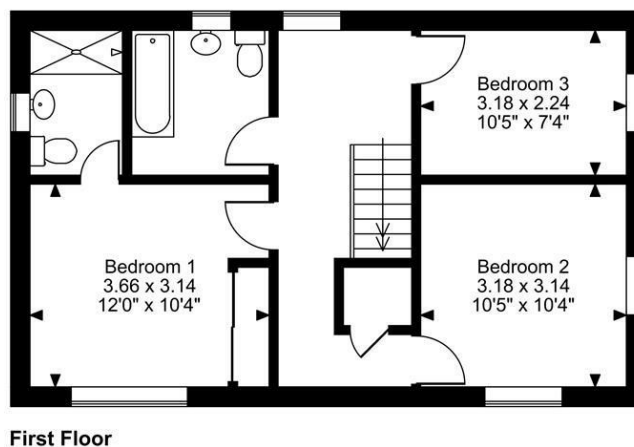
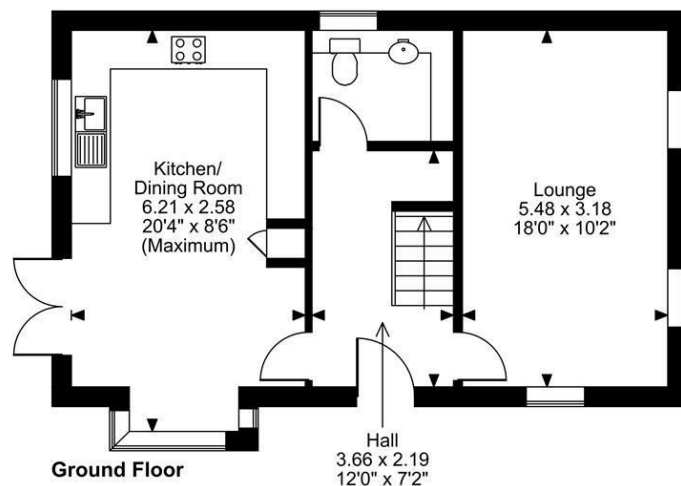
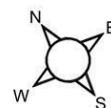
## EXTERNALLY

Garage 17'8" x 11'1" (5.40m x 3.40m)





**Seladine Gardens, Coxheath, Maidstone, Kent**  
**Approximate Gross Internal Area**  
**Main House = 1102 Sq Ft/102 Sq M**  
**Garage = 198 Sq Ft/18 Sq M**  
**Total = 1300 Sq Ft/120 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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