



**Linton Gore, Coxheath, Maidstone, ME17 4ES**  
**Guide Price £450,000 to £500,000**



\*\*\*GUIDE PRICE £450,000 TO £475,000\*\*\*NO FORWARD CHAIN\*\*\* RARELY AVAILABLE TWO BEDROOM DETACHED BUNGALOW IN A PREMIUM CUL DE SAC LOCATION WITHIN WALKING DISTANCE OF LOCAL AMENITIES  
Offered to the market with no forward chain, this attractive two-bedroom detached bungalow occupies a prime position within a highly sought-after cul-de-sac in Coxheath.

The property offers well-proportioned and versatile accommodation, including a welcoming entrance porch and wide hallway, a bright and spacious lounge/dining area ideal for both relaxing and entertaining, a fitted kitchen, two generous double bedrooms, and a modern shower room adapted for ease of use. A conservatory to the rear provides an excellent additional reception space, enjoying pleasant views over the garden.

Externally, the property truly excels, boasting a substantial driveway providing ample off-road parking, a garage, and a beautifully sized rear garden, ideal for those seeking both practicality and outdoor space.

Ideally located, Coxheath offers a strong sense of community along with convenient access to local amenities including a doctors' surgery, post office, and Tesco Express for everyday needs.

A fantastic opportunity for those looking to downsize without compromise — early viewing is strongly advised.



Entrance Hall 14'7" x 5'9" (4.45m x 1.77m)

Lounge/Dining Area 25'8" x 11'5" (7.84m x 3.50m)

Kitchen 19'4" x 7'11" (5.91m x 2.43m)

Conservatory 9'7" x 6'11" (2.93m x 2.12m)

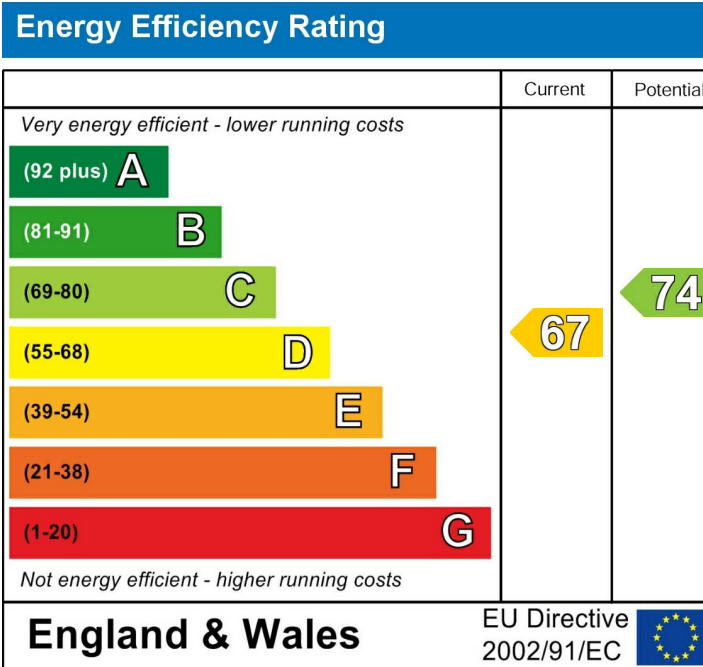
Bedroom 1 12'8" x 12'0" (3.88m x 3.66m)

Bedroom 2 11'11" x 8'5" (3.65m x 2.57m)

Bathroom

EXTERNALLY

Garage 13'10" x 6'5" (4.22m x 1.97m)



Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

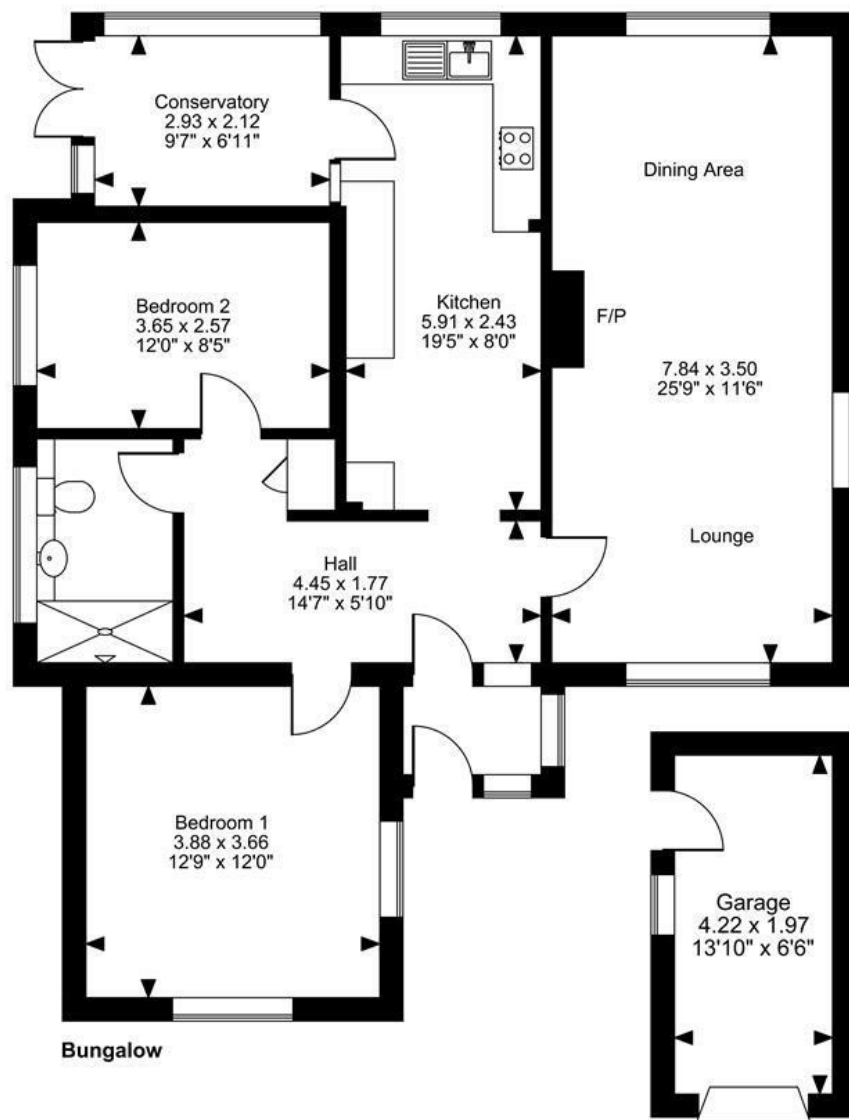
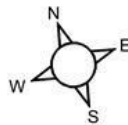
Linton Gore, Coxheath, Maidstone, Kent

Approximate Gross Internal Area

Main House = 1009 Sq Ft/94 Sq M

Garage = 89 Sq Ft/8 Sq M

Total = 1098 Sq Ft/102 Sq M



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

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8688331/LCO

