

Cobfields, Chart Sutton, Maidstone, Kent, ME17 3SH
Offers In The Region Of £350,000

Page & Wells

Issuing Office: LOOSE
Tel: 01622 746273

***GUIDE PRICE £350,000**MODERN THREE-BEDROOM HOME IN A SEMI-RURAL VILLAGE SETTING WITH GENEROUS PARKING AND GARAGE

This three-bedroom home combines a pleasant semi-rural setting with practical access to local amenities and transport connections, with a wider choice of shops and services available in nearby Maidstone Town Centre. Marden station is within convenient reach for commuters, providing frequent mainline services to London Bridge, Waterloo East and Charing Cross.

The accommodation offers a practical layout suited to everyday family life. A generous lounge provides comfortable space for both seating and dining, opening into a conservatory which gives the home an additional reception area overlooking the garden. The spacious kitchen offers plenty of room with breakfast bar. A useful cloakroom completes the ground floor accommodation.

Upstairs are three good sized bedrooms together with a modern family bathroom.

There is a driveway to the front which provides parking for several vehicles, making the property particularly practical for a multi-car household. Gated side access leads to the detached garage and rear garden, which has been arranged for ease of maintenance with artificial lawn and separate patio seating area creating outdoor dining and relaxation without the upkeep of a traditional lawn.

Viewing of this excellent family home is highly recommended. Call Page and Wells Loose Office today!







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GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Lounge 18'7" x 9'8" (5.67m x 2.95m)

Kitchen 15'7" x 12'11" (4.76m x 3.94m)

Conservatory 12'1" x 9'11" (3.69m x 3.04m)

FIRST FLOOR

Bedroom 1 12'10" x 9'9" (3.92m x 2.98m)

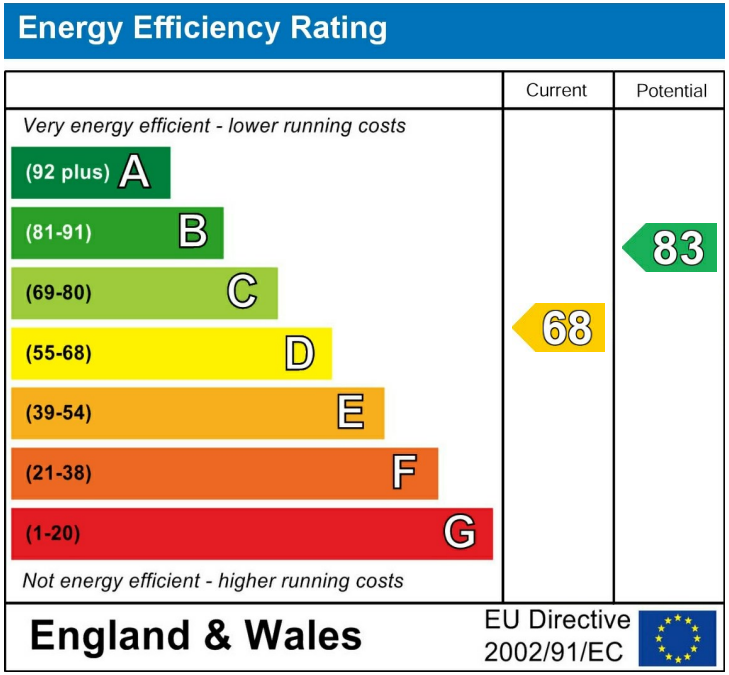
Bedroom 2 9'7" x 9'6" (2.94m x 2.91m)

Bedroom 3 9'0" x 6'8" (2.75m x 2.04m)

Family Bathroom

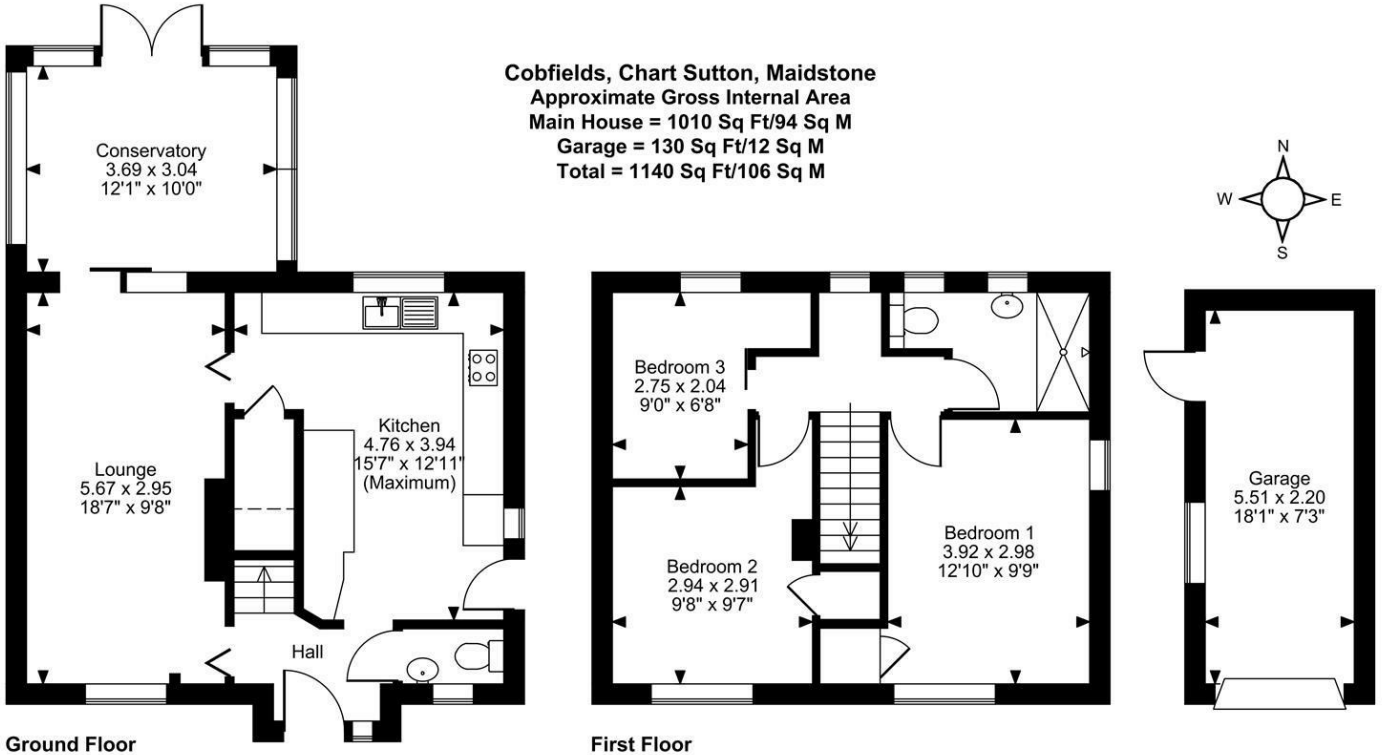
EXTERNALLY

Garage 18'0" x 7'2" (5.51m x 2.20m)



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Cobfields, Chart Sutton, Maidstone
Approximate Gross Internal Area
Main House = 1010 Sq Ft/94 Sq M
Garage = 130 Sq Ft/12 Sq M
Total = 1140 Sq Ft/106 Sq M



Ground Floor **First Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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