



**Clinton Close, Coxheath, Maidstone, ME17 4DZ**  
**Offers In The Region Of £350,000**



**\*\*\*NO FORWARD CHAIN\*\*\*THREE BEDROOM SEMI-DETACHED HOME WITH DRIVEWAY, CONSERVATORY & UTILITY ROOM.**

Situated in the sought-after village of Coxheath, this three-bedroom semi-detached home offers spacious accommodation, a private driveway, and a generous rear garden.

The ground floor offers a welcoming entrance hall, a bright and generously sized lounge/dining area, a rear conservatory, and a kitchen which overlooks the garden, along with a practical utility room and a convenient downstairs cloakroom.

Upstairs, the property features three well-proportioned bedrooms and a family bathroom.

While well maintained, the home presents an excellent opportunity for buyers to modernise and personalise to their own taste.

Coxheath is a popular residential village located just a few miles from Maidstone, offering a strong community feel alongside a range of local amenities. These include independent shops, a primary school, GP surgery, library, and regular bus services. Surrounded by attractive countryside, the area combines everyday convenience with a village lifestyle—ideal for families and commuters alike.

Early viewing is highly recommended. Contact Page & Wells Loose Office today to arrange your appointment.



**GROUND FLOOR**

Entrance Hall 11'1" x 7'8" (3.38m x 2.35m)

Lounge 13'3" x 13'0" (4.05m x 3.98m)

Dining Room 13'3" x 8'6" (4.06m x 2.60m)

Kitchen 14'7" x 13'2" (4.45m x 4.02m)

Utility Room 10'1" x 5'2" (3.08m x 1.58m)

Conservatory 11'5" x 8'2" (3.50m x 2.50m)

WC

**FIRST FLOOR**

Bedroom 1 13'3" x 13'2" (4.05m x 4.03m)

Bedroom 2 13'3" x 8'4" (4.05m x 2.55m)

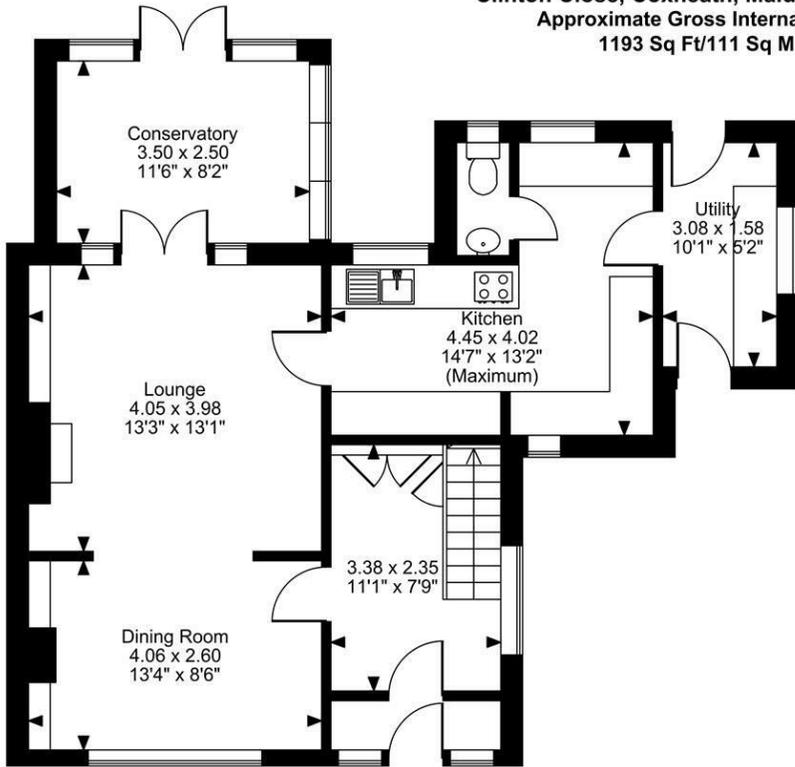
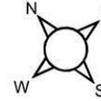
Bedroom 3 9'8" x 7'8" (2.96m x 2.35m)

Family Bathroom

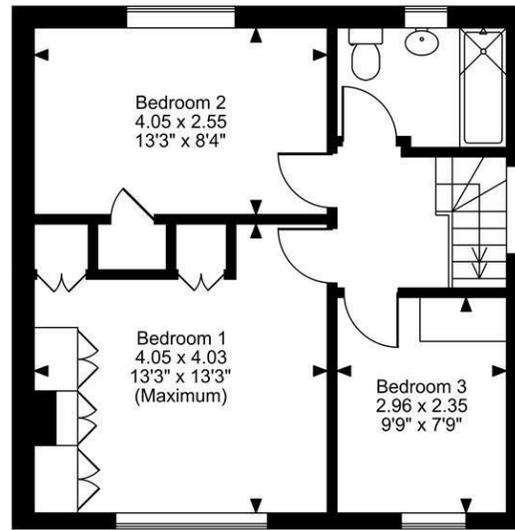
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Clinton Close, Coxheath, Maidstone, Kent  
Approximate Gross Internal Area  
1193 Sq Ft/111 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.  
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