



Georgian Drive, Coxheath, Maidstone, Kent, ME17 4QT
Guide Price £450,000



GUIDE PRICE £450,000 - £475,000 THREE BEDROOM LINK-DETACHED HOME IN SOUGHT AFTER CUL DE SAC IN THE HEART OF COXHEATH WITHIN WALKING DISTANCE OF LOCAL AMMENTIES INCLUDING DOCTORS, BUTCHERS, BAKERS AND POPULAR PRIMARY SCHOOL.

Nestled within a highly sought-after cul-de-sac in Coxheath, this fabulous family home boasts an enviable location within walking distance of a local amenities, including local shops, primary and secondary schools, and bus stops with regular routes to Maidstone town centre. For commuters, Staplehurst and Marden stations, offering frequent train services to London, are just a brief 10-minute drive away.

This immaculately presented link-detached family home occupies a generous corner plot, with scope for further extension subject to the necessary planning permissions and consents.

Inside, this inviting home presents spacious and adaptable accommodation, comprising an entrance hall, a generously sized lounge, separate dining room, conservatory, a well-appointed fitted kitchen, as well as a practical cloakroom which completes the ground floor accommodation. Upstairs there are two double bedrooms, with the main bedroom benefiting from an ensuite shower room and built in wardrobes, while two additional bedrooms also benefit from built in wardrobes and share a well-appointed family bathroom.

Externally, the property features a driveway providing off-road parking with space for a number of vehicles leading to a tandem garage and workshop and a well cared for and fully paved private garden with a decked seating area to the rear. This fabulous property will generate plenty of interest so do not delay and call Page and Wells Loose Office today and book your viewing to avoid missing out.



GROUND FLOOR

Entrance Hall

Lounge 20'0" x 11'5" (6.10m x 3.50m)

Kitchen 9'3" x 7'4" (2.83m x 2.25m)

Downstairs Cloakroom

Dining Room 13'1" x 9'0" (4.00m x 2.75m)

Conservatory 12'3" x 9'9" (3.75m x 2.98m)

FIRST FLOOR

Bedroom 1 14'3" x 9'10" (4.35m x 3.02m)

En-Suite Shower Room

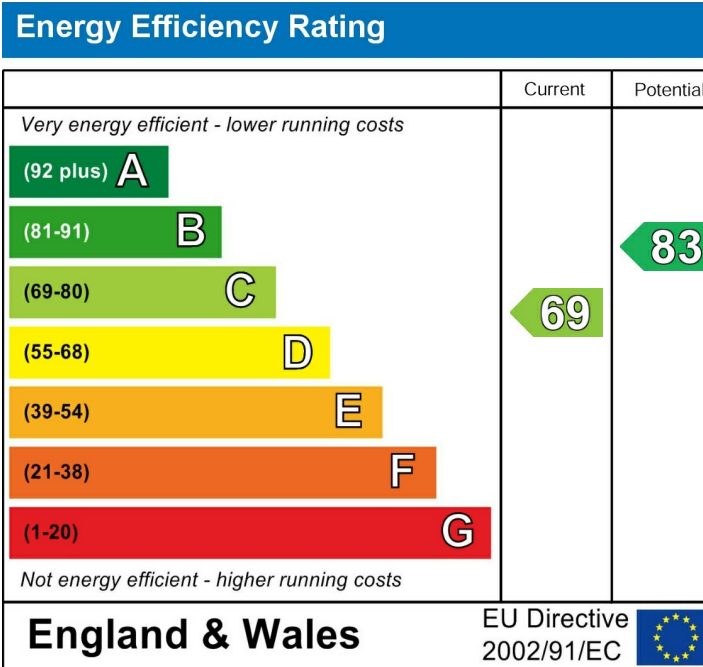
Bedroom 2 11'5" x 11'4" (3.50m x 3.47m)

Bedroom 3 8'6" x 8'4" (2.60m x 2.56m)

Family Bathroom

EXTERNALLY

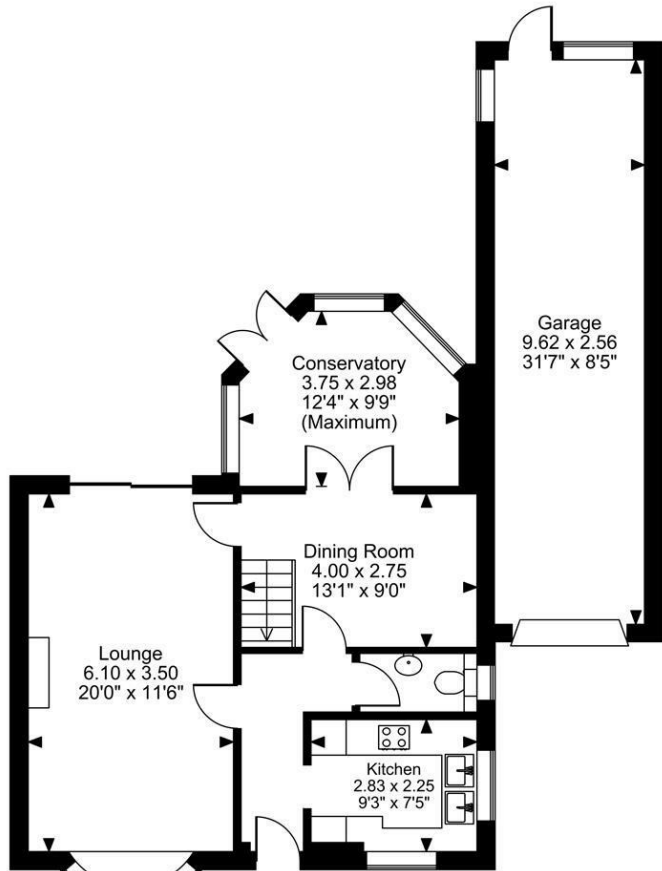
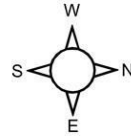
Garage 31'6" x 8'4" (9.62m x 2.56m)



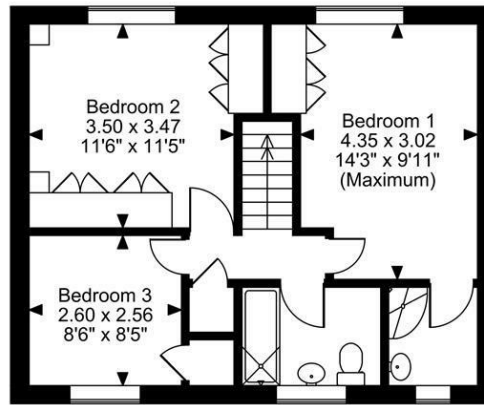
Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part 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



Georgian Drive, Coxheath, Maidstone
 Approximate Gross Internal Area
 Main House = 1111 Sq Ft/103 Sq M
 Garage = 265 Sq Ft/25 Sq M
 Total = 1376 Sq Ft/128 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.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8677429/LCO