



Guide Price
£325,000

Freehold

3x  2x  1x 

**Duke Of York Way,
Coxheath, Maidstone,
Kent, ME17**

Wards
Helping you move forwards



Main features

- Set on a modern development with an allocated parking space
- Charming, low maintenance patio garden, ideal for al fresco dining
- Sociable open plan layout, ideal for family life and entertaining
- Generous room sizes throughout
- Popular village location, short walk to local shops, amenities and Coxheath Primary School

Accommodation

GROUND FLOOR

Entrance Area
 Downstairs Cloakroom: 6'1 x 4'5 (1.86m x 1.35m)
 Lounge: 17'3 x 10'5 (5.26m x 3.18m)
 Kitchen/Diner: 19'4 x 12'3 (5.90m x 3.74m)
 Utility Room: 6'5 x 6'1 (1.96m x 1.86m)

FIRST FLOOR

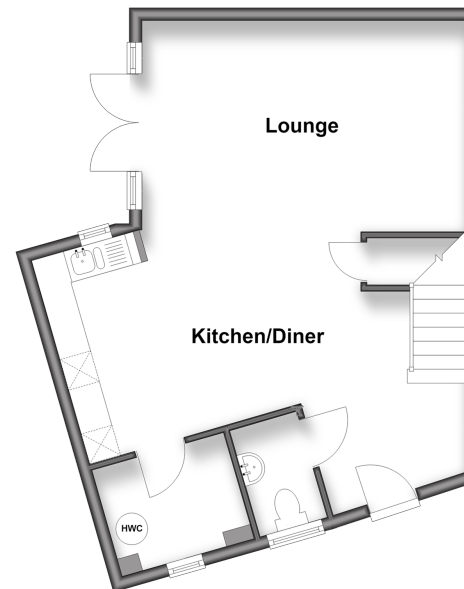
Landing
 Bedroom 1: 10'0 x 9'9 (3.05m x 2.97m)
 En Suite Shower Room: 6'5 x 4'6 (1.96m x 1.37m)
 Bedroom 2: 10'4 x 8'9 (3.15m x 2.67m)
 Bedroom 3: 10'5 x 7'7 (3.18m x 2.31m)
 Bathroom: 7'3 x 6'0 (2.21m x 1.83m)

OUTSIDE

Allocated Parking
 Front and Side Gardens

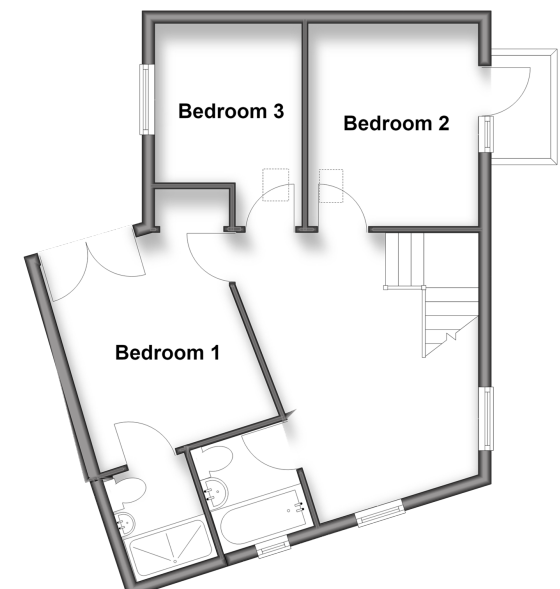
Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.7 sq. feet)
 (excluding unnamed room)



Call Loose - 01622 744067 ■ wardsofkent.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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