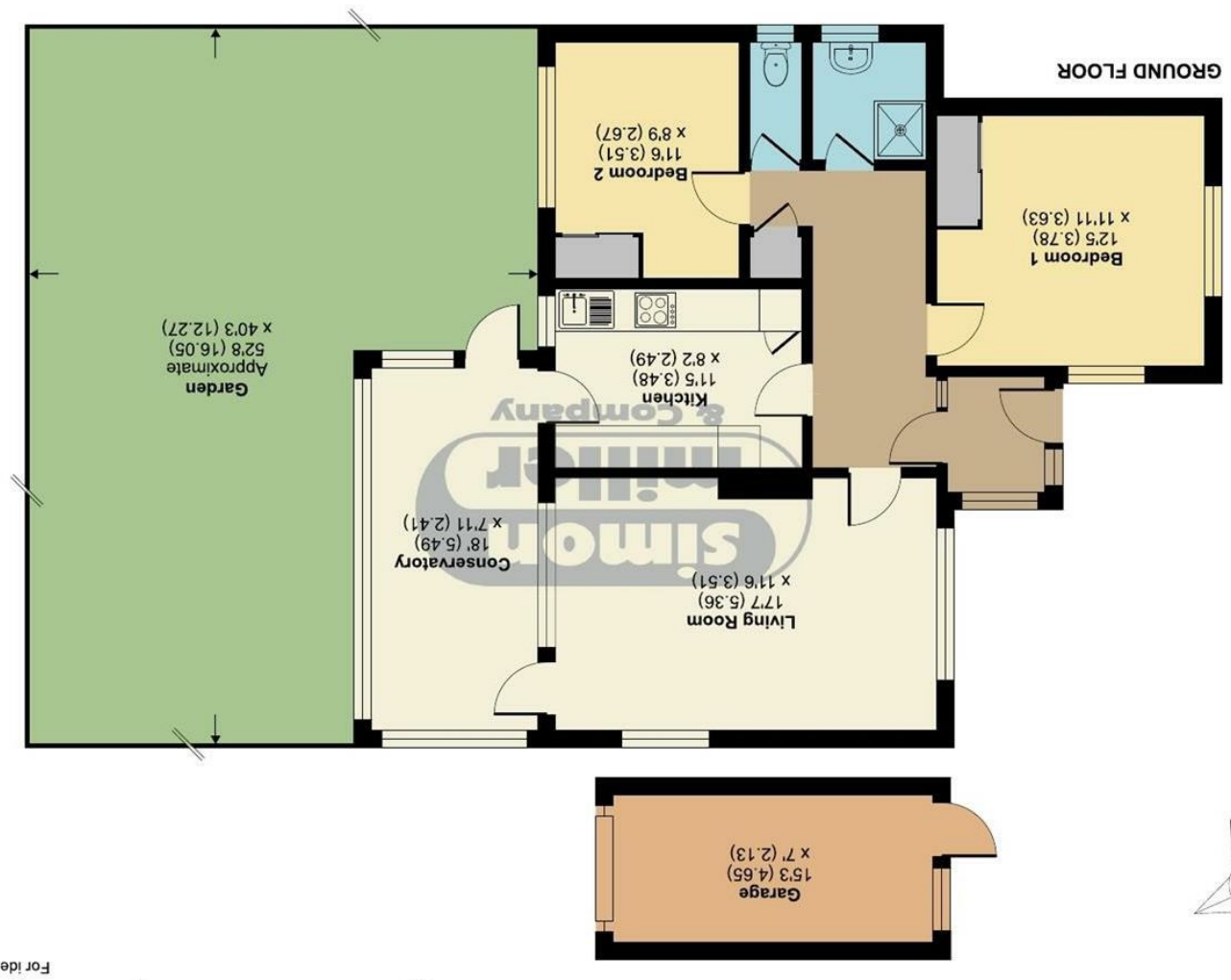

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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Certified Property Measurer

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

3 Little Orchard, Maidstone, ME17 4EP

Guide Price £400,000
EPC RATING: D

Situated in the tranquil cul-de-sac of Little Orchard in the charming village of Coxheath, Maidstone, this delightful two-bedroom detached bungalow presents an excellent opportunity for those seeking a peaceful retreat. The property is chain-free and has been well presented, making it an inviting choice for potential buyers.

Upon entering, you are greeted by a welcoming entrance porch that leads into the spacious living areas. The bungalow boasts two reception rooms, providing ample space for relaxation and entertaining. The large conservatory at the rear of the property offers a bright and airy space, perfect for enjoying the garden views throughout the seasons.

The accommodation includes two comfortable bedrooms, ideal for restful nights, and a well-appointed shower room with a separate WC for added convenience. The property also features a garage and off-road parking, ensuring that you have all the space you need for vehicles and storage.

One notable aspect of this bungalow is the historic lapsed planning permission that has been granted for substantial improvements, allowing for the potential to enhance and personalise the property further.

Situated in a popular area, this bungalow is conveniently close to local shops and amenities, making daily life easy and enjoyable. Whether you are looking to downsize, invest, or find your first home, this property offers a wonderful blend of comfort, potential, and location. Do not miss the chance to make this charming bungalow your own.

MATERIAL INFORMATION

Freehold
Council Tax Band **D**
EPC Report **D**

• GUIDE PRICE £400,000 - £450,000 • Chain Free • Well Presented Two Bedroom Detached Bungalow • Shower Room With Seperate WC • Large Conservatory Across The Rear • Historic Lapsed Planning Permission Granted For Substantial Improvement • Welcoming Entrance Porch • Garage And Off Road Parking • Peaceful Cul De Sac Location • Popular Coxheath Village Location Close To Local Shops

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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