



**Huntington Road, Coxheath, Maidstone, ME17 4DY**  
**Price £350,000**



\*\*\*NO FORWARD CHAIN\*\*\*TWO BEDROOM HOME WITH DOUBLE GARAGE AND SOUTH FACING GARDEN WITHIN WALKING DISTANCE OF LOCAL AMENITIES

A wonderfully positioned two-bedroom home, enjoying an attractive outlook over a central green space and offering an impressive amount of parking and garaging rarely found with a property of this size. Ideal for first-time buyers and downsizers alike, this is a superb home in a peaceful yet highly convenient location within Coxheath.

The accommodation comprises an entrance hall leading through to a spacious lounge/diner, together with a kitchen/breakfast room and ground floor bathroom. To the first floor are two excellent double bedrooms, creating a practical and well-balanced layout.

Externally, the property offers excellent outside space. To the front, a generous driveway provides ample off-road parking and extends to the side of the property, leading to a double garage — an unusual and highly desirable feature for a two-bedroom home. The rear garden enjoys a sunny southerly aspect and offers a generous outdoor space with patio seating areas, lawns and established planting.

The property is ideally situated for the amenities of Coxheath, including Tesco Express, Post Office, pharmacy and a variety of takeaways, whilst also being well placed for the surrounding countryside walks which make the area so popular.

A really super home offering far more than first meets the eye, early viewing is highly recommended.



**GROUND FLOOR**

**Entrance Hall**

**Lounge 22'11" x 10'11" (7.00m x 3.33m)**

**Kitchen/Dining/Breakfast Room 14'8" x 11'8" (4.49m x 3.57m)**

**Bathroom**

**FIRST FLOOR**


**Bedroom 1 12'9" x 10'11" (3.89m x 3.34m)**

**Bedroom 2 12'9" x 8'5" (3.89m x 2.57m)**

**EXTERNALLY**

**Garage 19'10" x 12'1" (6.06m x 3.70m)**

**Shed 14'11" x 7'6" (4.55m x 2.30m)**

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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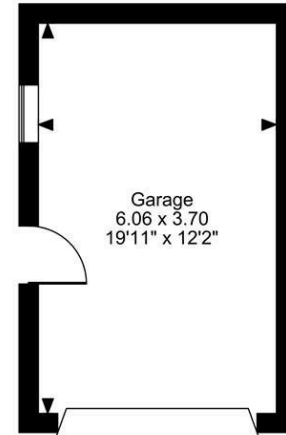
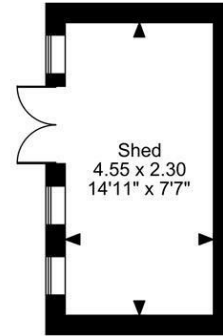
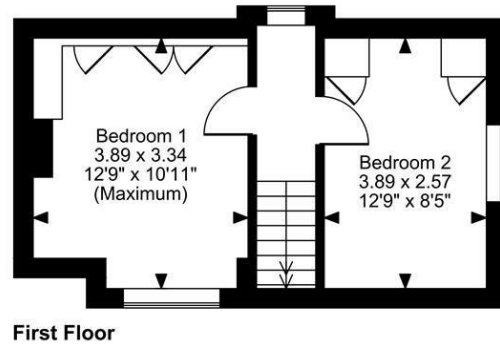
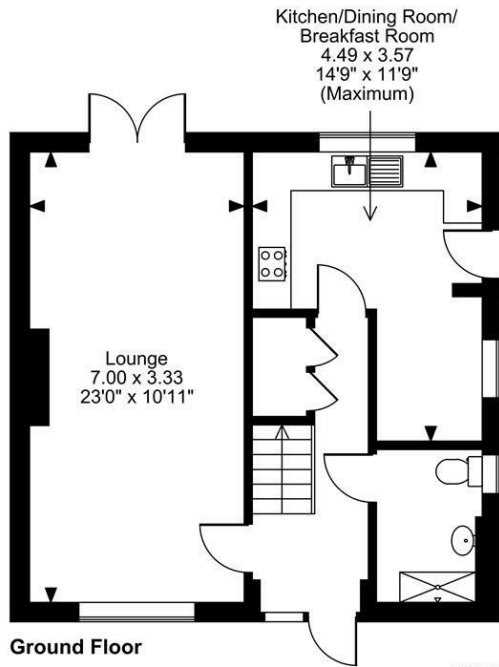
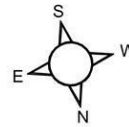
**Approximate Gross Internal Area**

**Main House = 811 Sq Ft/75 Sq M**

**Garage = 241 Sq Ft/22 Sq M**

**Shed = 113 Sq Ft/10 Sq M**

**Total = 1165 Sq Ft/107 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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