



Linton Gore, Coxheath, Maidstone, ME17 4ES
Offers In Excess Of £400,000



TWO BEDROOM BUNGALOW SITUATED IN A PREMIUM CUL DE SAC IN COXHEATH OFFERED WITH NO FORWARD CHAIN


Situated in a peaceful and highly desirable cul-de-sac in Coxheath, this well-presented and extended two-bedroom bungalow offers spacious and flexible accommodation. The property features a useful entrance porch, generous entrance hall, two double bedrooms, a galley style fitted kitchen, bathroom, a living room leading into a dining area, which in turn leads into the conservatory. Externally, there is a driveway providing ample parking leading to a detached garage and a side gate providing access to the impressive and well maintained garden.

Coxheath is a popular village on the outskirts of Maidstone, known for its peaceful, community-focused atmosphere and easy access to local amenities. The village offers a range of shops, including Post Office, Tesco Express and Londis, alongside excellent greenspaces and countryside walks. Transport links are convenient, with regular bus routes into Maidstone town centre and good road connections for wider travel.

Located in a highly sought-after position, this fantastic home is expected to generate strong interest — early viewing is highly recommended. Contact Page and Wells Loose Office to book a viewing

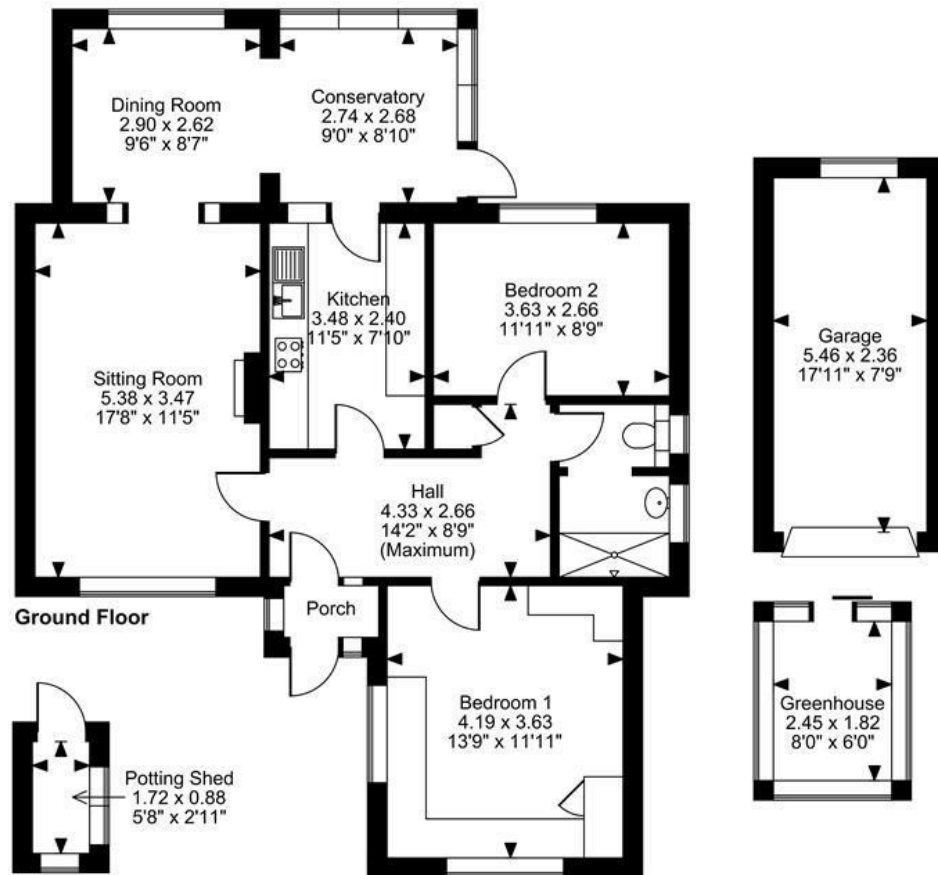
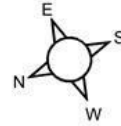


Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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

Linton Gore, Coxheath, Maidstone, Kent
 Approximate Gross Internal Area
 Main House = 948 Sq Ft/88 Sq M
 Garage = 139 Sq Ft/13 Sq M
 Outbuilding = 64 Sq Ft/6 Sq M
 Total = 1151 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.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8684173/LCO