

Hanover Road, Coxheath, Maidstone, ME17 4QQ
Price £425,000

Page & Wells

Issuing Office: LOOSE
Tel: 01622 746273

EXTENDED THREE-BEDROOM FAMILY HOME IN THE HEART OF COXHEATH, WITHIN WALKING DISTANCE OF THE PRIMARY SCHOOL AND VILLAGE AMENITIES
Modernised by the current owner, this well-presented home offers generous, practical accommodation for family life. Its position in the heart of Coxheath puts the primary school and everyday amenities within easy reach.
The entrance hall has a useful storage cupboard and leads to a generous front reception room, with space to arrange both a lounge and dining area if desired. To the rear, the extension has created a spacious kitchen/dining room with room for a range-style cooker and plenty of space for a family dining table. A separate utility room keeps the practical side of day-to-day life out of the kitchen, while a cloakroom completes the ground floor.
Upstairs, the main and second bedrooms are both good sizes and have fitted wardrobes. The third bedroom is also a useful size, measuring approximately 11'7" x 6'9", with room to serve as a child's bedroom or study. The family bathroom includes a bath and vanity unit.
Outside, there is generous driveway parking and a carport. The enclosed rear garden has artificial turf for easy upkeep, alongside a patio seating area. The garage is currently used as a gym and offers further flexibility, whether for hobbies, exercise or a home office.
Coxheath is well equipped for day-to-day family life, with a primary school, Tesco Express, Post Office, pharmacy and doctors' surgery in the village. A secondary school is located in neighbouring Linton, while local walking routes and nearby countryside provide plenty of options for getting outdoors.
For commuters the neighbouring village of Marden provides frequent mainline services to London Bridge in under one hour.
Viewing is highly recommended. Call Page and Wells today and book your viewing to avoid missing out.







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GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Lounge 16'1" x 15'10" (4.91m x 4.85m)

Kitchen 13'1" x 9'5" (4.00m x 2.88m)

Kitchen/Breakfast Room 13'5" x 8'7" (4.10m x 2.64m)

Utility Room 7'1" x 5'9" (2.16m x 1.76m)

FIRST FLOOR

Bedroom 1 14'2" x 8'9" (4.33m x 2.68m)

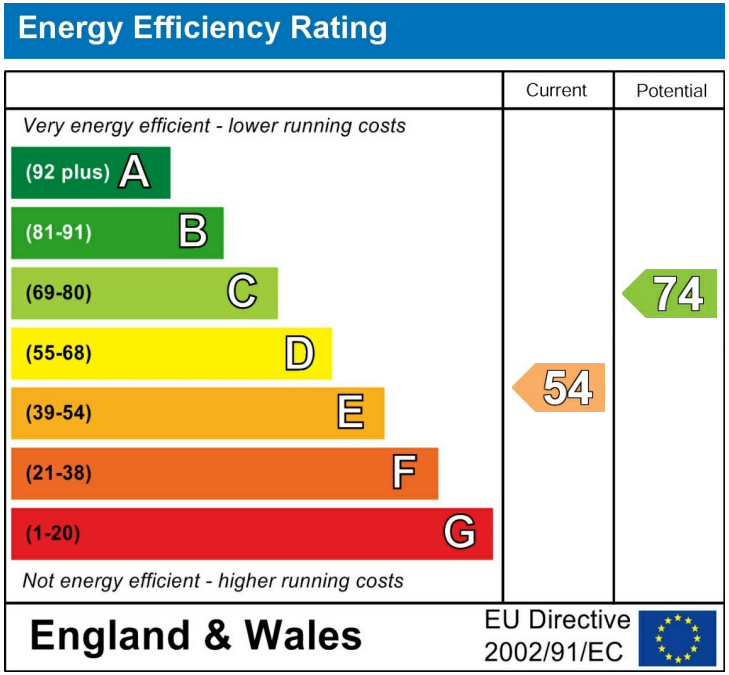
Bedroom 2 15'0" x 8'9" (4.58m x 2.68m)

Bedroom 3 11'6" x 6'9" (3.53m x 2.07m)

Family Bathroom

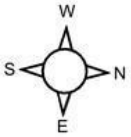
EXTERNALLY

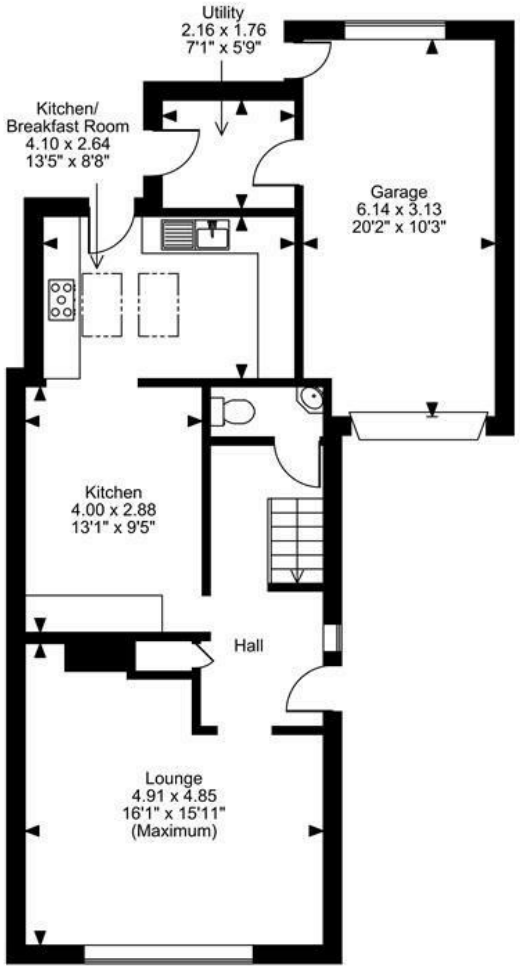
Garage 20'1" x 10'3" (6.14m x 3.13m)



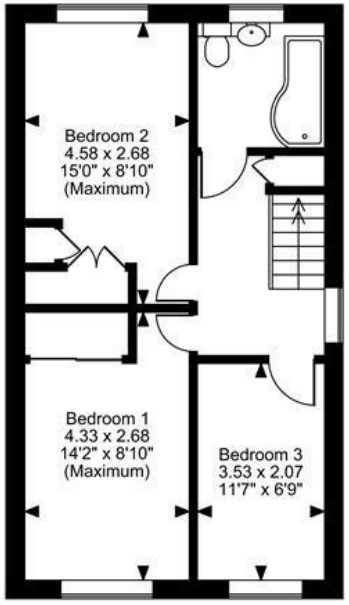
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Hanover Road, Coxheath, Maidstone
Approximate Gross Internal Area
Main House = 1114 Sq Ft/103 Sq M
Garage = 204 Sq Ft/19 Sq M
Total = 1318 Sq Ft/122 Sq M





Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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