

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndhcom 2024. REF: 1100796



**Laxton Drive, Chart Sutton, Maidstone, ME17**

**7 Laxton Drive, Maidstone, ME17 3SQ**

**Guide Price £475,000**  
**EPC RATING: C**





Located at the end of this quiet cul de sac is this well presented, detached three bedroom bungalow. With spacious lounge, with air conditioning unit, kitchen/breakfast room with conservatory addition and wet room with separate guest cloakroom, the property benefits from a driveway for two cars leading to the single garage with personal door to the low maintenance rear garden, with large paved terrace, flower and shrub beds, greenhouse and two timber sheds.

The hub of the village in this semi-rural location offers a popular community shop, 'shop on the green' and recreation and playgrounds as well as buses taking you to the County Town of Maidstone. The larger village of Headcorn is only a short drive away, with its mix of shops and restaurants and mainline train station with regular services into London Charing Cross.

### MATERIAL INFORMATION

**Freehold**  
**Council Tax Band E**  
**EPC Report C**



- GUIDE PRICE £475,000 - £500,000 • Detached Three Bedroom Bungalow • Kitchen/Breakfast Room • Wet Room Plus Guest Cloakroom • Gas Central Heating • Air Conditioning Unit In The Lounge And Bedroom • Garage And Driveway For Two Cars • Low Maintenance Rear Garden • Quiet Cul De Sac • Semi Rural Village Location

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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