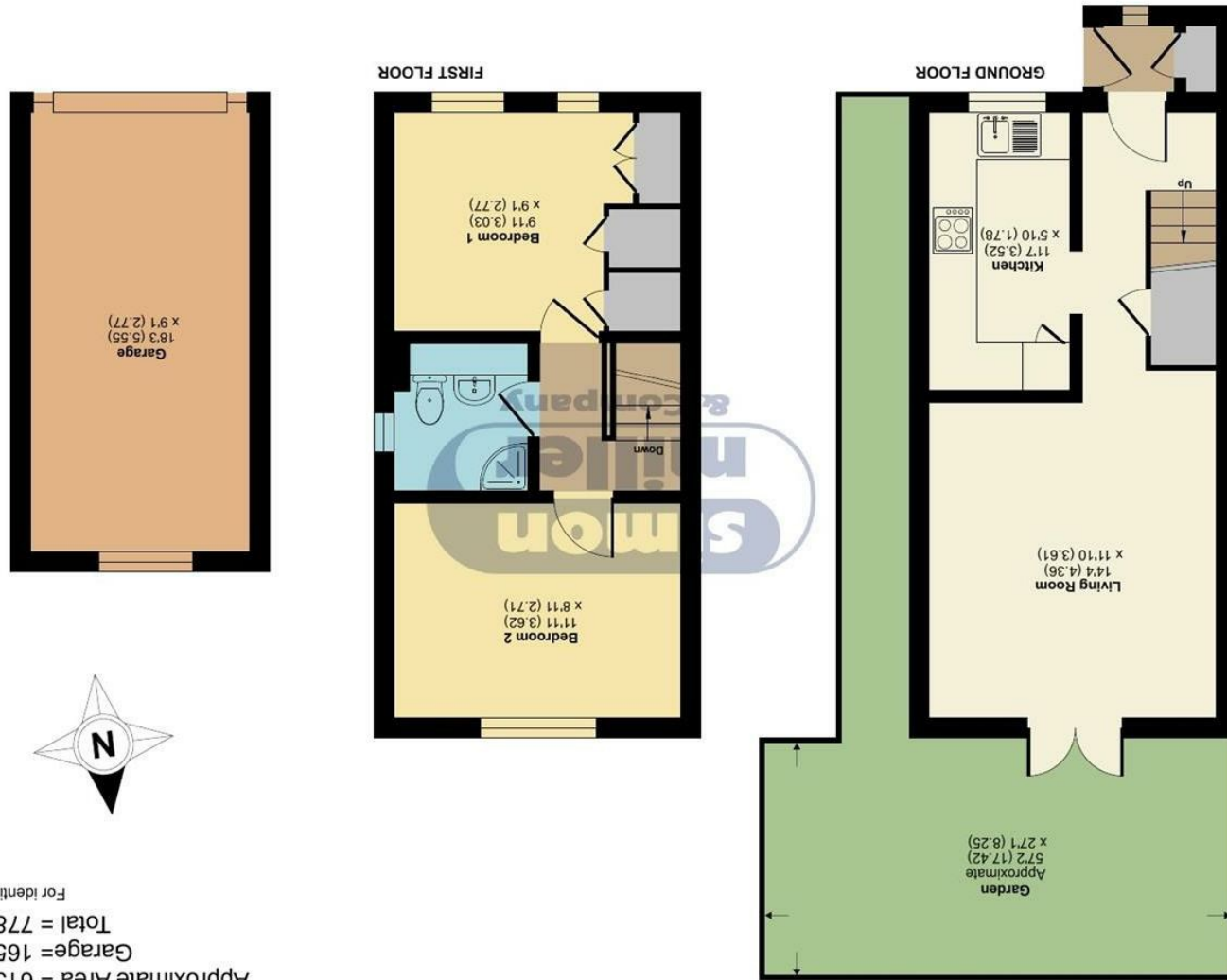


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Simon Miller & Company. REF: 1263125



Approximate Area = 613 sq ft / 56.9 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Total = 778 sq ft / 72.2 sq m  
 For identification only - Not to scale

**Cotswold Gardens, Downswood, Maidstone, ME15**

**33 Cotswold Gardens, Downswood, ME15 8TB**

Price Guide £300,000  
 EPC RATING: C





Offered chain free and situated in the charming Cotswold Gardens, Downswood, this delightful end-terrace house offers a perfect blend of comfort and potential. Built in 1988, this well-presented two-bedroom home spans approximately 778 square feet, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property boasts two spacious bedrooms, ensuring ample space for rest and privacy. The well-appointed bathroom adds to the convenience of this lovely home.

One of the standout features of this property is the potential for extension to the side, rear and upwards into the loft space, allowing you to tailor the space to your needs and preferences. Additionally, the property includes a garage and parking for two vehicles, a rare find in such a desirable location.

Situated within a peaceful cul-de-sac, this home offers a tranquil environment while still being just a short walk from the popular Madginford area. Here, you will find a variety of local amenities, including shops, schools, and parks, making it an ideal spot for families and individuals alike.

## MATERIAL INFORMATION

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



• GUIDE PRICE £300,000 - £325,000 • Two Bedroom Semi Detached Home • CHAIN FREE • Garage & Off Parking • Large Rear Garden • Well Presented Throughout • Potential To Extend The Property To The Side & Rear • Short Walk To Popular Madginford & Downswood Amenities • Located Within The

Desirable Cul De Sac

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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