

Produced for Simon Miller & Company, REF: 1074810
 International Property Measurement Standards (IPMS2 Residential), © nichecom 2024.
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating



Approximate Area = 1255 sq ft / 116.5 sq m
 Garage = 144 sq ft / 13.3 sq m
 Outbuilding = 221 sq ft / 20.5 sq m
 Total = 1620 sq ft / 150.3 sq m
 For identification only - Not to scale

Chestnut Drive, Kingswood, Maidstone, ME17

OFFERS OVER £500,000
EPC RATING: B

11 CHESTNUT DRIVE, KINGSWOOD, ME17 3PD





A beautifully extended four bedroom detached house with a very large and secluded rear garden. With solar panels saving you a fortune in energy bills and set in a quiet road in the sought after village of Kingswood, this property has much to offer to a growing family.

The downstairs accommodation comprises an extensive living room reaching over 19ft leading into the extension currently used as a dining room. There is a spacious Kitchen and downstairs shower room.

Upstairs you have two brilliant double bedrooms. The Master in particular is a fantastic size in which other similar properties in the road have installed en-suites. You also have two generous single rooms, in which comfortably hold single beds and bedroom furniture too. Also with a family bathroom upstairs .

The property is located on a great plot size. The rear garden has a mix of patio and lawn areas with mature trees and shrubs. There is also a large home office. The front of the property is block paved providing off street parking for several vehicles with a border either side of shrubs and flowers and there is access to the garage.

Located in the popular village of Kingswood offering a range of local amenities including a highly ranked primary school, village store and post office, village hall, recreation ground and is within easy access of both Lenham and Headcorn villages with their wider range of facilities and mainline rail stations.

MATERIAL INFORMATION

Freehold

Council Tax Band (E)

EPC Report (B)



- **EXTENDED FOUR BEDROOMS DETACHED HOUSE**
- **HOME OFFICE/CABIN (16'7 X 13'3)**
- **GARAGE AND OFF ROAD PARKING**

- **LARGE REAR GARDEN (111'7 X 13'3)**
- **SOLAR PANELS AND UNDER FLOOR HEATING TO PARTS OF THE GROUND FLOOR**

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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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