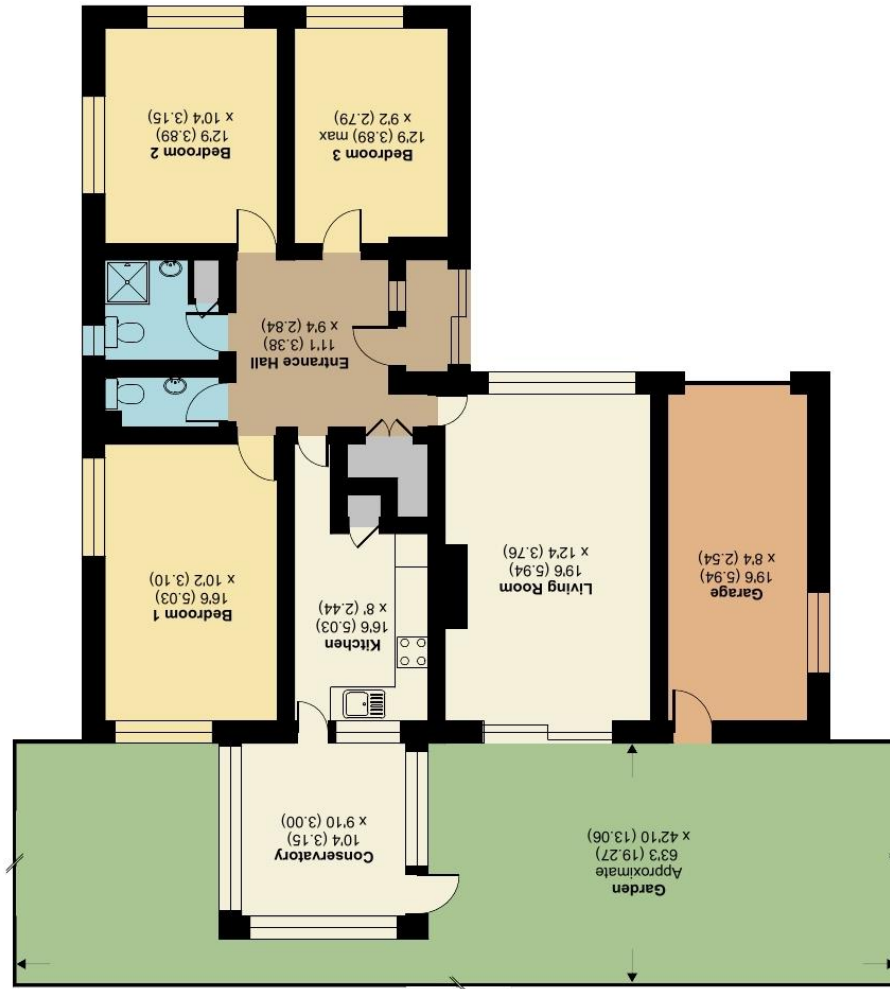


International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
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GROUND FLOOR



Approximate Area = 1199 sq ft / 111.4 sq m  
 Garage = 162 sq ft / 15 sq m  
 Total = 1361 sq ft / 126.4 sq m  
 For identification only - Not to scale

Laxton Drive, Chart Sutton, Maidstone, ME17

GUIDE PRICE £500,000 - £525,000

EPC RATING: C

7 LAXTON DRIVE, CHART SUTTON, ME17 3SQ





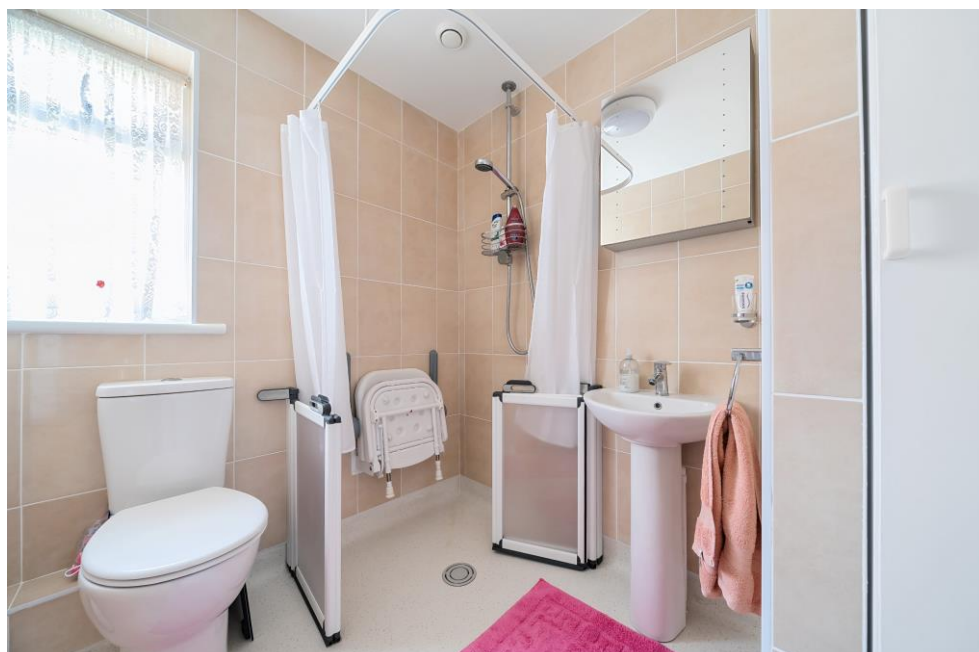


**Located at the end of this quiet cul de sac is this well presented, detached three bedroom bungalow. With spacious lounge, with air conditioning unit, kitchen/breakfast room with conservatory addition and wet room with separate guest cloakroom, the property benefits from a driveway for two cars leading 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)  
Broadband: Superfast & Standard**



- **DETACHED THREE BEDROOM BUNGALOW**
- **SPACIOUS LOUNGE**
- **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 LOCATION**
- **SEMI RURAL VILLAGE LOCATION**

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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.

11 COLMAN HOUSE, COLMAN PARADE, KING STREET, MAIDSTONE, ME14 1DJ