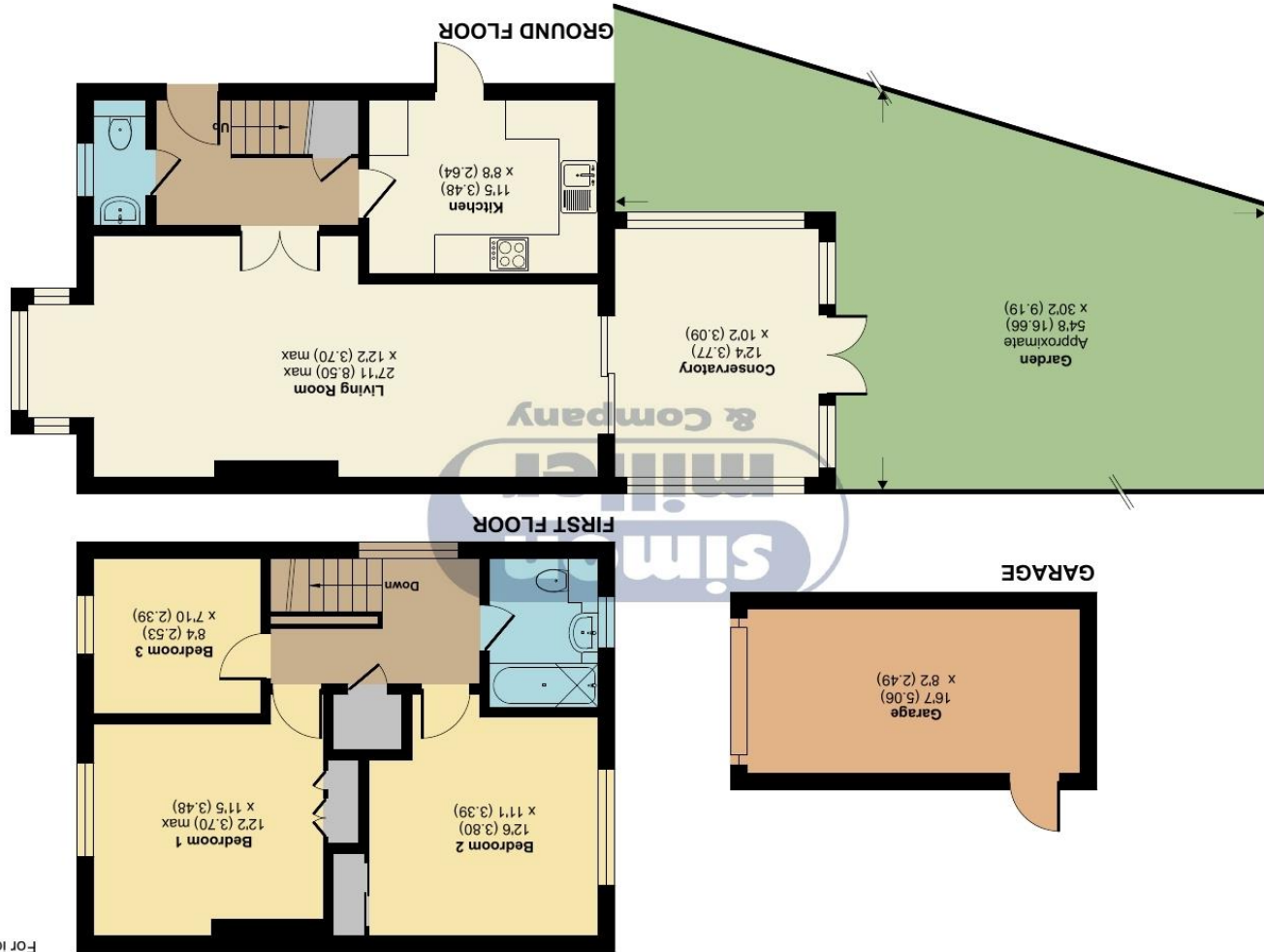


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Simon Miller & Company. REF: 1105209



For identification only - Not to scale

Approximate Area = 1096 sq ft / 101.8 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 1232 sq ft / 114.4 sq m



**Hawkwood, Maidstone, ME16**

**ASKING PRICE £475,000**

**EPC RATING: D**

**12 HAWKWOOD, MAIDSTONE, ME16 0JQ**





**Simon Miller & Company are delighted to offer this attractive modern detached house. The spacious property is situated in a cul-de-sac position and is in our opinion conveniently located for access to local schools, shops and transport networks. The property boasts three good sized bedrooms upstairs and a spacious dual reception on the ground floor. Further features include ground floor cloakroom and useful conservatory. Externally the property enjoys pleasant gardens to front and rear, garage and driveway to side. We highly recommend your earliest appointment to view.**

#### **MATERIAL INFORMATION**

**Freehold  
Council Tax Band: E  
EPC Report: D  
Broadband: Standard, Superfast & Ultra**



- **GARAGE & DRIVEWAY**
- **CONSERVATORY**
- **GROUND FLOOR CLOAKROOM**
- **DOWNSTAIRS WC**

- **PLEASANT REAR GARDEN**
- **CUL DE SAC LOCATION**
- **VIEWINGS RECOMMENDED**
- **OPEN FIREPLACE TO SITTING ROOM**

WA3243 200324BA

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