



COMING  
SOON

## Cowden Road, Maidstone

- Chain Free
- Spacious Lounge / Diner Area
- Low Maintenance Rear Garden
- Local to Schools and Amenities
- 3 Bed Semi Detached Family Home
- Modern Kitchen
- Garage & Driveway

**Coming soon £400,000**

Tenure: Freehold

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Cowden Road, Maidstone

## DESCRIPTION

VIEWINGS AVAILABLE FROM 15TH AUGUST

Call agent for more details.

Nestled on Cowden Road in the charming town of Maidstone, this delightful semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a modern bathroom making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a spacious lounge and dining area, perfect for both relaxation and entertaining guiding you into the modern kitchen, designed with functionality in mind, provides easy access to the low-maintenance rear garden, where you can enjoy outdoor activities or simply unwind in a tranquil setting.

Leading you up onto the first floor boasting of three well sized bedrooms with a modern family bathroom and gaining a expansive storage cupboard.

The property also boasts a garage, adding to the practicality of this lovely home. Located within close proximity to local schools and amenities, you will find everything you need just a stone's throw away, making daily life both easy and enjoyable.

This chain-free property presents a wonderful opportunity for those looking to settle in a friendly neighbourhood. Whether you are a first-time buyer or seeking a family home, this semi-detached house on Cowden Road is sure to impress. Don't miss the chance to make it your own.

Flood Risk: There is a very low flood risk for this property. While flooding is unlikely, it's still wise to think about flood insurance and future changes in the area that could affect flood risk.  
Broadband: Superfast 24-100Mbps Ultrafast 100-999Mbps



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing

Please contact our Hunters Maidstone Office on 01622 278003 if you wish to arrange a viewing appointment for this property or require further information.

65 High Street, Maidstone, ME14 1SR

Tel: 01622 278003 Email:

Maidstone@hunters.com <https://www.hunters.com>



Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>90</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

