



Greensand Ridge, Kingswood, Maidstone,

ME17 1JY

Offers In The Region Of £450,000

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Coles Group are delighted to present this beautifully maintained three-bedroom semi-detached family home, superbly positioned in the sought-after village of Kingswood. Nestled at the end of a quiet cul-de-sac and backing directly onto serene woodland, the property enjoys an enviable combination of privacy, tranquillity, and natural surroundings.

Despite its tranquil setting, the property is conveniently located within easy reach of the M20, offering excellent connections to London and the Kent coast.

This is a truly charming home in a prime village location and an internal viewing is highly recommended to fully appreciate everything it has to offer.





**A more detailed description:**

The accommodation is spacious, well balanced, and thoughtfully designed for modern family living. At the heart of the home is a generous kitchen/dining room, fitted with a range of matching wall and base units, complementary work surfaces, built in hob, oven, dishwasher and washing machine. The kitchen and dining area is a large area which is comfortable for entertaining.

A separate lounge offers a warm and inviting atmosphere, enhanced by a charming wood burner, and opens into a bright summer room, with a 'cosy roof' keeping it warm and insulated throughout'. This room overlooks then lovely views across the rear garden.

Upstairs, there are three well-proportioned double bedrooms, including a principal bedroom with en suite shower room, along with a contemporary family bathroom. A downstairs WC adds further convenience.

Outside, the property continues to impress. The front and rear gardens have been lovingly landscaped and carefully maintained, featuring a variety of mature shrubs and borders.

The rear garden provides a peaceful retreat, with a patio area complete with pergola, a generous lawn, and a delightful woodland backdrop, ideal for relaxing or entertaining while enjoying the sound of birdsong and all the while not being overlooked.

Additional benefits include a garage, off-road parking, and immediate access to picturesque countryside walks.

**Disclaimer**

All dimensions are approximate and any floor plans are for guidance purposes only. References to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavour to make our sales particulars as accurate as possible, all interested parties must themselves verify their accuracy.













### Ground Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



### First Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



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

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## Location Map

