



Laurel Grove,
Maidstone ME17 3PS
£2,180

COLES
TOWN & COUNTRY
VALUERS · LETTINGS & ESTATE AGENTS

Nestled in the charming village of Kingswood, Maidstone, this stunning and well-presented four-bedroom linked detached family home offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for family gatherings and entertaining guests.

The heart of the home is enhanced by a thoughtfully designed extension, which includes a delightful garden room. This versatile space can serve as a home office or a gym, catering to your lifestyle needs. The property features two well-appointed bathrooms, ensuring that family life runs smoothly.

The location is particularly appealing, as it is within walking distance to essential amenities, including a local primary school, a shop, and a bus stop, making it ideal for families and commuters alike.

The garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This home is not just a property; it is a sanctuary for modern family living in a picturesque village setting. Whether you are looking to settle down or seeking a peaceful retreat, this home is sure to impress.



A more detailed description:

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Terms for Holding Fee

Holding Deposit Information

A holding deposit equivalent to one week's rent is required to reserve this property while referencing checks are carried out and the tenancy agreement is prepared.

The holding deposit is calculated as follows:

Monthly rent \times 12 \div 52

If the application is successful and the tenancy proceeds, the holding deposit

will be deducted from the first month's rent and applied on the day the tenancy agreement is signed and keys are collected.

The holding deposit will be refunded in full if the landlord or Coles Group withdraws from the proposed tenancy.

Coles Group may retain the holding deposit if the applicant:

Provides false or misleading information

Fails a Right to Rent check

Withdraws from the property

Fails to take all reasonable steps to enter into the tenancy agreement

Once a holding deposit has been paid, the landlord and applicant will normally have 15 days to enter into a tenancy agreement (known as the deadline for agreement), unless otherwise agreed in writing.

The holding deposit is protected through Coles Group's Client Money Protection membership.

Further details will be provided during the application process.









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

The Estate Office, Roundoak, Heniker Lane, Sutton Valence, Kent, ME17 3ED
 01622 763322
 enquiries@thecolesgroup.co.uk

Location Map

