

House - Semi-Detached

# 1 RIDGEWAY COTTAGES, CHART HILL ROAD, MAIDSTONE, KENT, ME17 3RL

## £305,000

FEATURES



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# 2 Bedroom House - Semi-Detached located in Maidstone

Nestled in the charming area of Ridgeway Cottages on Chart Hill Road, Chart Sutton, Maidstone, this delightful semi-detached house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.


Upon entering, you are welcomed into a spacious open-plan lounge and kitchen area, which creates a warm and inviting atmosphere. This layout not only maximises space but also encourages a sociable environment, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is designed with functionality in mind, making it a joy to prepare meals.

The property boasts a private garden, providing an excellent outdoor space for relaxation, gardening, or enjoying al fresco dining during the warmer months. It is a wonderful spot for children to play or for adults to unwind after a long day.

Parking is a notable feature of this home, with space available for two vehicles, ensuring convenience for residents and visitors alike.

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Council Tax Band  
**C**

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		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

