



# Capell Close

Maidstone | ME17 4DX



# Capell Close

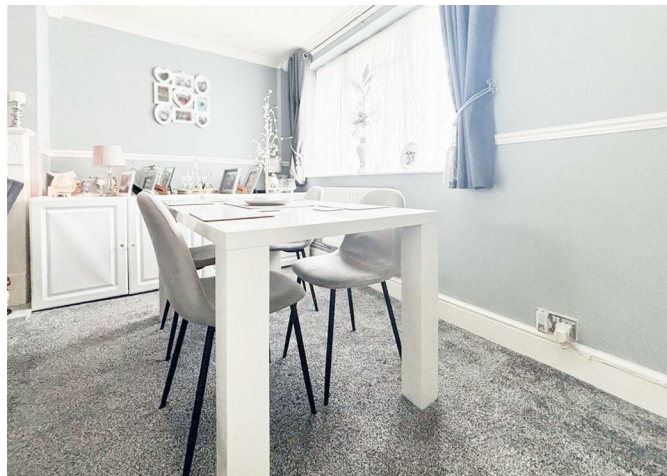
## Coxheath, Maidstone, ME17 4DX

Introducing Capell Close, a fantastic two-bedroom family home for sale, nestled in the sought-after village of Coxheath. This home combines peaceful surroundings with easy access to local amenities via a short drive to Maidstone.

The ground floor boasts a spacious living area, perfect for relaxing or entertaining, along with a modern fitted kitchen. On the first floor, the property continues to impress with two generously sized double bedrooms, and a separate shower room. Externally, the home benefits from a good size rear garden, as well as off-street parking at the front.

Whether you're a growing family or a couple looking for room to expand, this property offers versatility and a range of features that will appeal to many. Don't miss the chance to make this property your own, call us today to arrange your viewing appointment!

Offers Over £280,000





Entrance Hall

Living Room

19'6 x 10'11 (5.94m x 3.33m)

Kitchen

11'10 x 7'4 (3.61m x 2.24m)

Bedroom

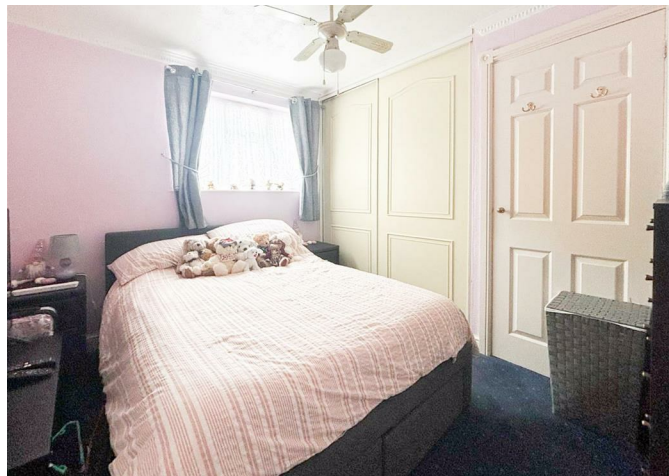
14'1 x 8'11 (4.29m x 2.72m)

Bedroom

10'6 x 10'3 (3.20m x 3.12m)

Shower Room

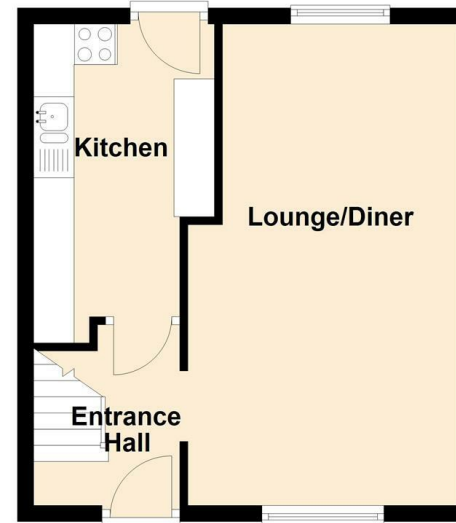
6'2 x 5'9 (1.88m x 1.75m)





### Ground Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



### First Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



Total area: approx. 62.3 sq. metres (671.0 sq. feet)



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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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