



POLLARD  
ESTATES

## 32 Burntwick Drive

Lower Halstow, ME9 7DX

Guide price £325,000



GUIDE PRICE £325,000 to £350,000. This attractive, bay window fronted home is set in the heart of Lower Halstow and offers a practical layout with plenty of scope for a new owner to personalize. The ground floor features a hallway, kitchen, a light and airy lounge and dining area which leads to a sunny conservatory. Upstairs, there are three well-proportioned bedrooms and a family bathroom, giving the home a balanced and versatile layout. There is also potential for a loft conversion subject to planning.

The westerly facing rear garden has been designed for low maintenance and provides a pleasant outdoor space, with a garage en-bloc offering useful additional storage or parking. Lower Halstow remains a highly sought-after village, known for its community feel, countryside walks and convenient access to nearby towns and transport links. The highly rated Three Tuns public house is located nearby, offering traditional pub fare and a lovely beer garden. Offered with NO FORWARD CHAIN, this property presents an excellent opportunity for buyers looking to put their own stamp on a home in a peaceful and popular setting.



## Entrance Door

## Hallway

## Lounge/Diner

22'9 x 12'10 max (6.93m x 3.91m max)

## Conservatory

8'9 x 5'8 (2.67m x 1.73m)

## WC

## Kitchen

11'0 x 8'7 (3.35m x 2.62m)

## Stairs Up From Hallway

## Landing

## Shower Room

7'9 x 5'8 (2.36m x 1.73m)

## Bedroom 1

12'3 x 11'3 (3.73m x 3.43m)

## Bedroom 2

12'3 x 9'0 (3.73m x 2.74m)

## Bedroom 3

7'9 x 7'2 max (2.36m x 2.18m max)

## Garden

approx 50' x 22' (approx 15.24m x 6.71m)

## Summer House

9'9 x 8'5 (2.97m x 2.57m )

Power & Light

## Garage En Bloc

approx 17'0 x 8'7 (approx 5.18m x 2.62m)

## Important Notice -

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Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

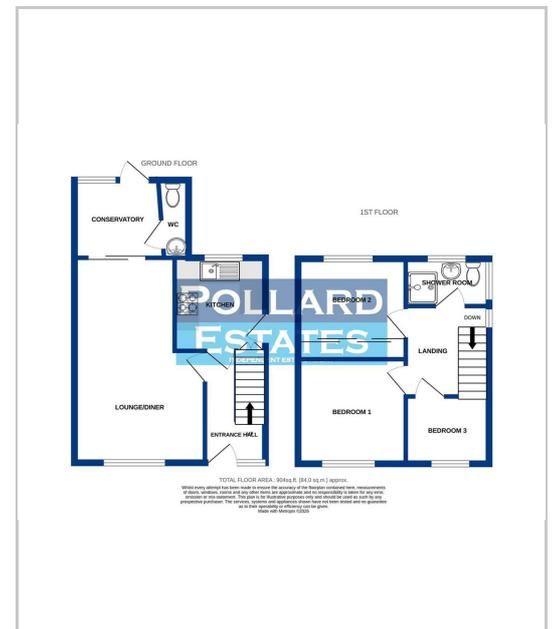
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

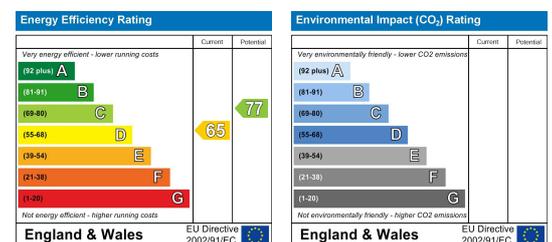
## Area Map



## Floor Plans



## Energy Efficiency Graph



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