



# 13 Ladywood Road

Cuxton, Rochester, ME2 1EW

**Guide Price £425,000**



Virtual Tour Available. DRIVE FOR 2/3 CARS\*\*VILLAGE LOCATION\*\*GOOD SIZED FAMILY HOME\*\* GUIDE PRICE £425,000 TO £445,000  
Wonderful size family home in the popular sought after village of Cuxton has just come available to the sales market. The Property has a fantastic loft conversion providing a great size extra bedroom. Upon entering via a handy porch, you'll find a good sized hallway offering access to a utility room with ground cloak room, a great size lounge, and a sociable kitchen/diner which was once the original garage. The lounge overlooks a tiered rear garden with plenty of space for play and entertainment. To the first floor, there are three good size bedrooms with an en-suite to bedroom 2 and a family bathroom. To the second floor, you'll find a master bedroom with views over the farmers field to the front. The driveway is block paved and accommodates parking for 2/3 cars. Cuxton is still one of the more sought after villages in Medway with many amenities within close proximity, including a primary school, a nursery, a village club, a park, and easy access to the M2 and M20 motorways. Call us today to book your internal!!  
Council tax band D



- entrance porch
- hallway
- utility room
- cloak room
- kitchen/breakfast
- lounge
- stairs/landing
- bedroom 2
- ensuite
- bedroom 3
- bedroom 4
- bathroom
- stairs landing
- bedroom 1
- garden
- drive

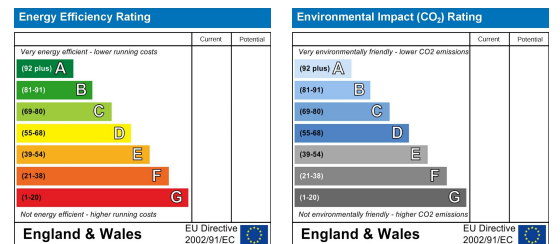
## Area Map



## Floor Plans



## Energy Efficiency Graph



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