



# Plot 61 Walnut Tree Grove

Hoo ME3 9YB

**£585,000**



LAST ONE REMAINING AND READY TO MOVE INTO.

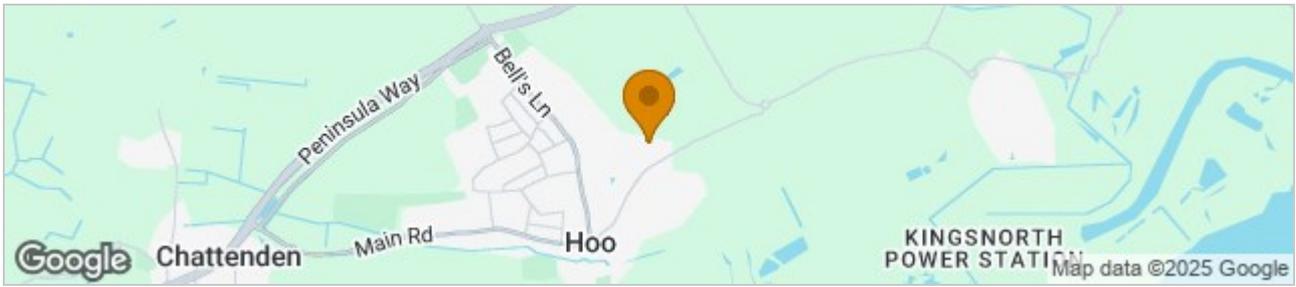
Nestled in the charming Walnut Tree Grove of Hoo, this stunning JONES HOMES new build detached house is a rare find in a highly sought-after village location. With 2 reception rooms, 4 bedrooms, and 2 bathrooms, this detached house offers ample space for comfortable living. The property boasts modern amenities including a utility room, an en-suite in the master bedroom, and a convenient downstairs WC and handy utility room. The highlight of this home is the breath-taking sunroom, perfect for enjoying the natural light and relaxing in style. Parking is a breeze with space for 2 vehicles with the garage and drive. Additionally, the property comes with a 10-year NHBC warranty, providing peace of mind for the new homeowners.

Families will appreciate the proximity to primary and secondary schools, making the morning school run a simple thing. And with a realistic estate management charge of £298.38 and freehold ownership, this property offers both convenience and value. There is a play park located nearby where you will also find the impressive 'Walnut Tree' which founded the name of the development.

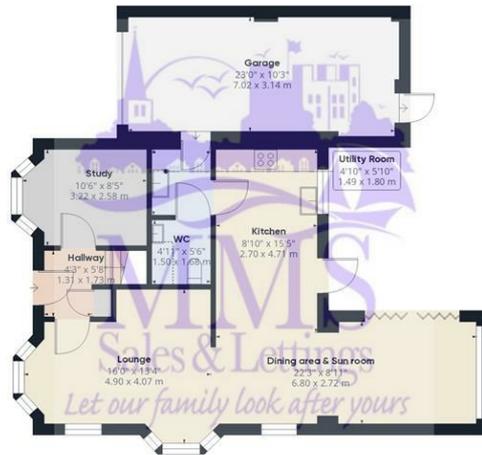
Don't miss out on this last remaining opportunity to own a brand new detached house in this desirable location. With a stamp duty incentive available, this property is ready to move into and waiting for you to make it your own. Jones Homes will deal with all prospective buyers once an offer has been made. Medway Council is the local authority. EPC Rated B.



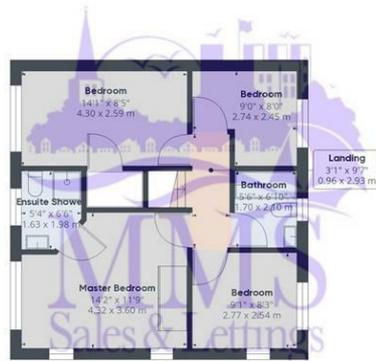
## Area Map



## Floor Plans



Ground Floor



Floor 1



**Approximate total area<sup>®</sup>**  
1436.88 ft<sup>2</sup>  
133.49 m<sup>2</sup>

**Reduced headroom**  
5.28 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

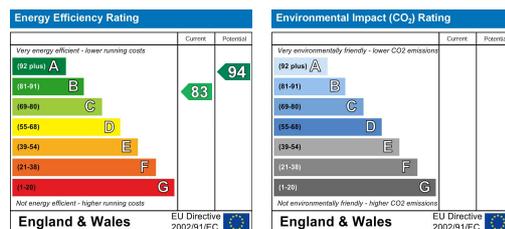
Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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