



43 Pilgrims Way

, Cuxton, Rochester, ME2 1LG

Guide Price £350,000



VIRTUAL TOUR AVAILABLE***LARGE THREE BEDROOM FAMILY HOME***INTERNAL VIEWING ESSENTIAL*** **LOUNGE**PLAYROOM**CONSERVATORY**KITCHEN/BREAKFAST ROOM**FAMILY BATHROOM**LOW MAINTENANCE GARDEN**GARAGE**DRIVE FOR TWO CARS**
GUIDE PRICE £350,000-£375,000

A must see property in sought after Cuxton. This three bedroom family home in the semi-rural village of Cuxton has just come available to the sales market and has so much to offer. The current vendors have made this house a true family home and we strongly recommend you book an internal viewing to fully appreciate what's on offer. Internal accommodation comprises of a convenient entrance area, spacious lounge (currently used as a playroom) and a further snug lounge with patio doors. The good size fitted kitchen/breakfast room leads into the conservatory/sun room with access to the garden. To the first floor there are three bedrooms and a family bathroom with plenty of storage. The rear garden is of low maintenance with artificial lawn and a patio, ideal for entertaining, there is a front balcony garden that could offer a place for you to sit on warm summer evenings. Off road parking is available with a private block paved drive for 2 cars and an integral garage. Further benefits include gas central heating and double glazed windows. Cuxton is a highly sought after village in Medway, offering a range of amenities including a local primary school, shops and a train station. The M20 and M2/A2 are within a short distance and Medway Valley Park with a range of family entertainment facilities is just 1 mile away.

COUNCIL TAX BAND D



Approximate total area**
1063.50 sq
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**Including kitchen and bathroom

Minimum advertised price of £350,000. The actual price may vary. The price is subject to change without notice. The price is subject to the availability of the property. The price is subject to the availability of the property.

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entrance area

lounge/playroom 18'0" x 11'10" (5.50 x 3.63)

living room 8'0" x 11'8" (2.46 x 3.56)

kitchen 17'11" x 8'0" (5.48 x 2.45)

this measurement includes the fitted units

conservatory

stairs/landing

bedroom 1 13'5" x 8'11" (4.10 x 2.73)

this measurement excludes the fitted wardrobes

bedroom 2 10'3" x 8'10" (3.13 x 2.70)

bedroom 3 26'6" x 23'3" (8.10 x 7.10)

bathroom 5'7" x 6'10" (1.71 x 2.09)

this measurement includes the

rear garden

front garden

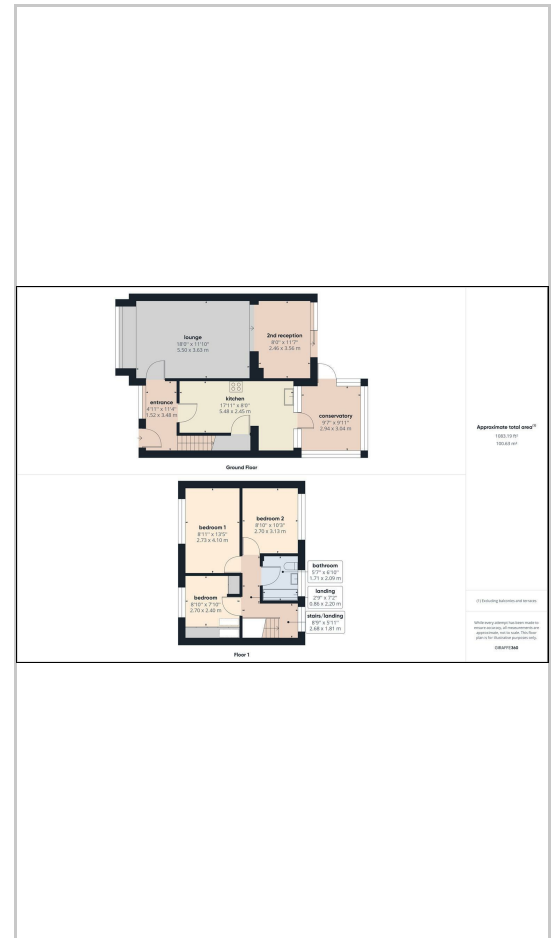
garage

drive

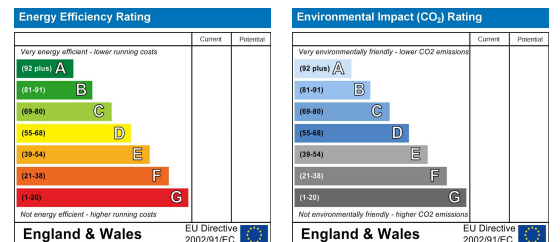
Area Map



Floor Plans



Energy Efficiency Graph



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