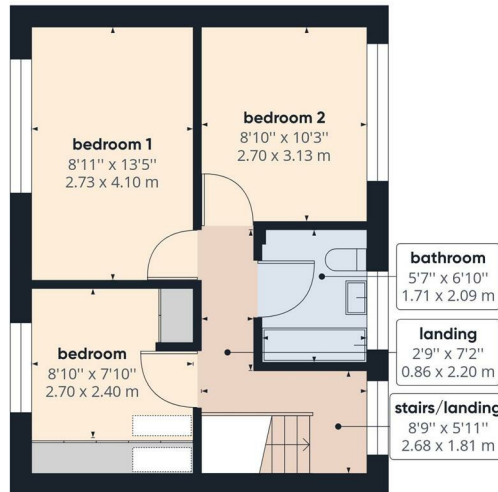


Ground Floor

Approximate total area⁽¹⁾
1083.19 ft²
100.63 m²



(1) Excluding balconies and terraces

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

GIRAFFE360

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



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

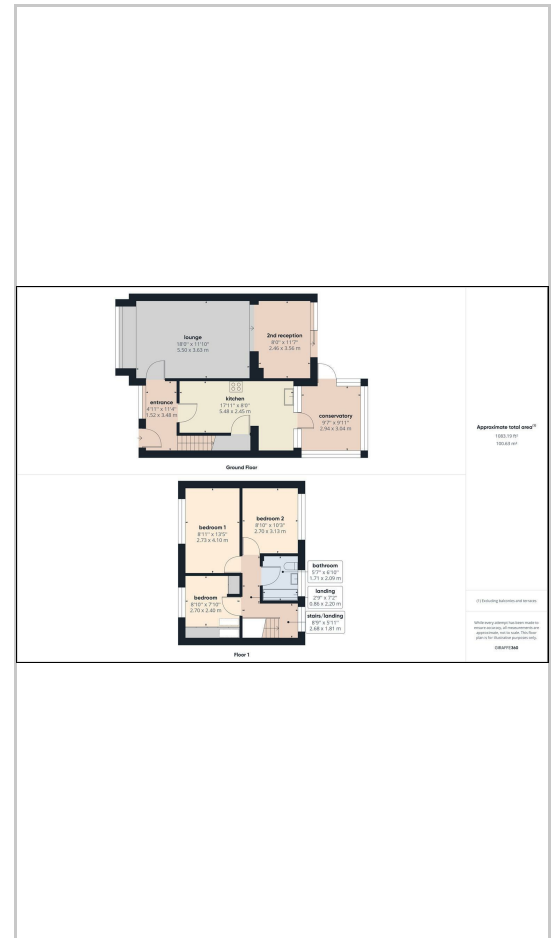
garage

drive

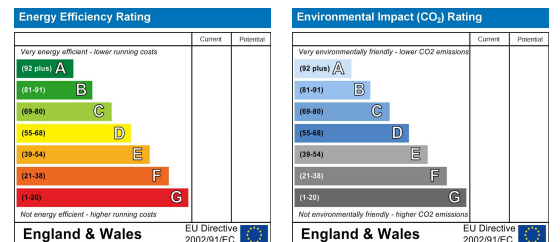
Area Map



Floor Plans



Energy Efficiency Graph



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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