

10 Heron Way, Lower Stoke, Kent, ME3 9SU

*3 DOUBLE BEDROOMS**COAT CUPBOARD**CLOAKROOM/WC**FRONT & REAR GARDENS**RURAL VILLAGE LOCATION**VIEWING ADVISED* Open Day 23rd JULY 2022 CALL TO BOOK YOUR SLOT.
GUIDE PRICE £280,000-£290,000

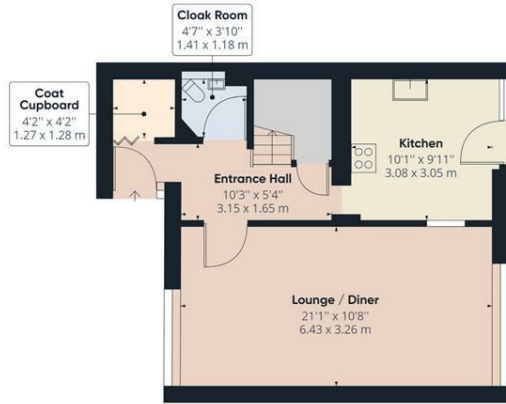
A fantastic 3 double bedroom family home in the rural village of Lower Stoke has just come available to the sales market and will be snapped up in no time. Properties in this price range are in huge demand so don't miss out on your opportunity to view

The current vendors have maintained this property extremely well over the last 40 years and have done an excellent job in putting their own stamp to it. A handy coat cupboard with plenty of storage space has been creatively added, along with a convenient cloakroom/WC. The lounge/diner is of a good size and over looks the pretty rear garden. The kitchen has a generous amount of fitted cupboards and space for a range of appliances. To the first floor there are three double bedrooms and a uniquely designed family bathroom. The rear garden offers the perfect place to relax with its quiet and secluded feel. The front of the property really lures you in with the tasteful colours and high end finishes.

Lower Stoke is positioned on the Hoo peninsular and offers many amenities within close range including schools, shops, the local pub and bus routes. Call us now. Council Tax band B.

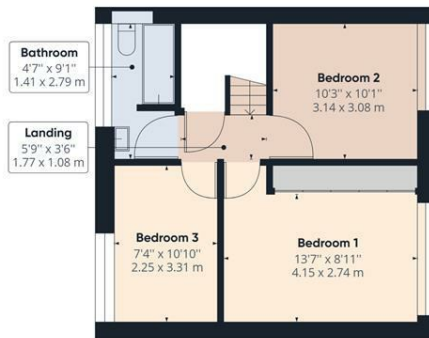
- COUNCIL TAX BAND B
- 3 DOUBLE BEDROOMS
- CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- FRONT & REAR GARDEN
- GUIDE PRICE £280K-290K
- RURAL LOCATION
- CLOSE TO AMENITIES
- OPEN DAY 23rd JULY

£280,000



Ground Floor Building 1

Approximate total area⁽¹⁾
876.79 ft²
81.46 m²



Floor 1 Building 1

(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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	