



36 Curlew Avenue

Lower Halstow, ME9 7DF

Greenleaf Property services are pleased to offer to the market this immaculately presented home, situated in the charming riverside village of Lower Halstow. This well-appointed house boasts three bedrooms and an office making it ideal for families or those seeking that extra room.

The property offers a lounge/dining room complete with log burner, fitted kitchen, conservatory, study and downstairs cloakroom W/C.

Upstairs, you will find the three bedrooms with an ensuite shower room W/C and family bathroom. The property also benefits from a garage to the side and off road parking.

Lower Halstow is a picturesque village, offering delightful river walks and a sense of community, while still being close to local amenities. This home is not just a property; it is a lifestyle choice, combining comfort, convenience, and the beauty of riverside living.

EPC Grade C. Council tax band D.

Offers In The Region Of £400,000

36 Curlew Avenue

Lower Halstow, ME9 7DF



- SOUGHT AFTER VILLAGE LOCATION
- THREE BEDROOM LINK DETACHED HOUSE WITH NO CHAIN!
- LOUNGE/DINING ROOM
- DOWNSTAIRS CLOAKROOM W/C
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- GARAGE & DRIVE
- STUDY
- IMMACULATEDLY PRESENTED
- EPC GRADE GRADE C
- COUNCIL TAX BAND D

Entrance Hall

6'2" x 3'2" (1.88 x 0.97)

Cloakroom W/C

5'6" x 2'11" (1.69 x 0.9)

Kitchen

13'9" x 8'0" (4.21 x 2.44)

Lounge Area

14'0" x 11'3" (4.28 x 3.43)

Dining Area

12'1" x 9'3" (3.7 x 2.82)

Study

7'4" x 7'2" (2.26 x 2.20)

Conservatory

10'3" x 8'4" (3.13 x 2.56)

First Floor Landing

Entrance to loft.

Bedroom

15'3" x 8'9" (4.66 x 2.68)

Ensuite Shower Room W/C

5'11" x 5'6" (1.82 x 1.69)

Bedroom

10'5" x 7'8" (3.2 x 2.35)

Bedroom

7'7" x 7'2" (2.32 x 2.2)

Bathroom W/C

5'6" x 5'5" (1.68 x 1.66)

Rear garden

Enclosed with various flower and shrubs.

Garage

16'9" x 8'7" (5.11 x 2.63)

Off Road parking

In front of garage.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this

specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



Directions

Tel: 01634730672

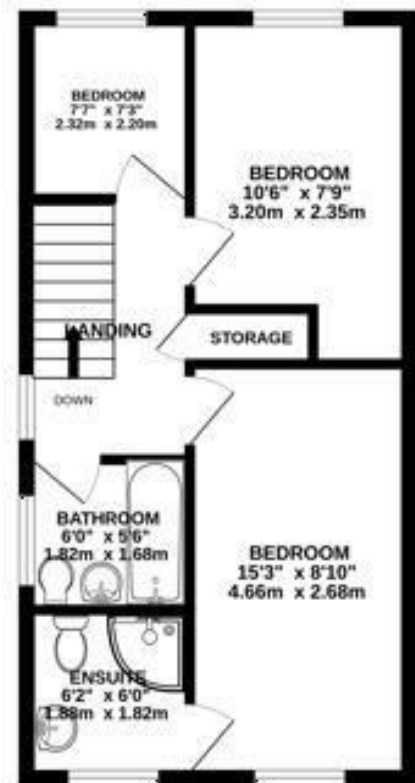




GROUND FLOOR
901 sq. ft. (81.4 sq. m.) approx.



1ST FLOOR
209 sq. ft. (20.2 sq. m.) approx.



TOTAL FLOOR AREA: 1050 sq. ft. (97.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	70 → 79	EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.