



Phoenix Drive

Wateringbury ME18 5RS

£625,000



COUNTRY HOMES

Wateringbury ME18 5RS

Nestled in the charming village of Wateringbury, this impressive extended detached house on Phoenix Drive offers a perfect blend of spacious living and serene surroundings. With six generously sized double bedrooms, this property is ideal for families seeking comfort and room to grow. The loft extension adds an extra dimension to the home, providing the additional 2 bedrooms.

The house boasts two well-appointed reception rooms, allowing for versatile use whether for entertaining guests, family gatherings, or quiet evenings in. The two bathrooms ensure convenience for all residents, making morning routines a breeze.

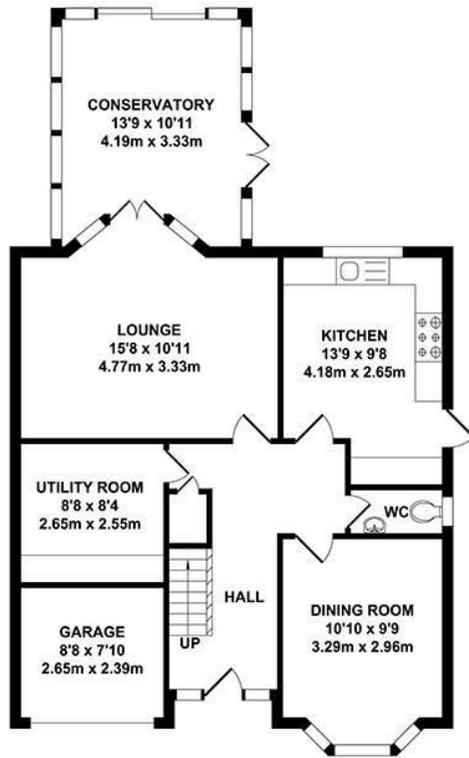
One of the standout features of this property is its picturesque view overlooking the playing fields, which enhances the semi-rural charm of the area. The tranquil setting is perfect for those who appreciate nature and outdoor activities, while still being within easy reach of local amenities.

For those with vehicles, the property offers a driveway with parking for two cars, adding to the convenience of this delightful home.

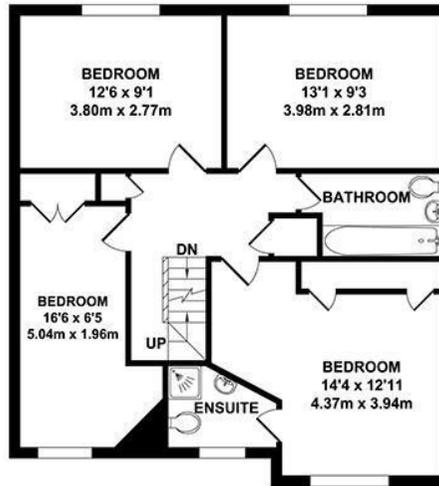
In summary, this detached house on Phoenix Drive is a rare find, combining spacious living with a peaceful location. It is an excellent opportunity for anyone looking to settle in a welcoming community while enjoying the benefits of a modern family living.

- Detached house
- 6 double bedrooms
- 3 receptions
- Utility room
- Driveway
- Popular location
- Spacious family home
- Viewing encouraged

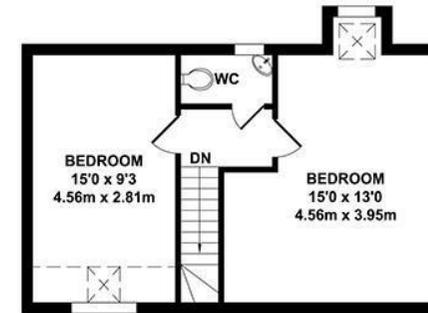




GROUND FLOOR
APPROX. FLOOR AREA
866 SQ.FT.
(80.50 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
686 SQ.FT.
(63.71 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
375 SQ.FT.
(34.83 SQ.M.)

TOTAL APPROX. FLOOR AREA 1927 SQ.FT. (179.04 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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		Current	Potential
Very energy efficient - lower running costs			
92-100	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		75	83
EU Directive 2002/91/EC			





Location Map

Tenure: Freehold

Council tax band: F



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