



The Brucks

Wateringbury ME18 5PX

Guide Price £485,000



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COUNTRY HOMES

Wateringbury ME18 5PX

Nestled in the charming village of Wateringbury, The Brucks presents an exceptional opportunity for those seeking a spacious family home. This delightful property, built in 1975, boasts a generous 1,270 square feet of living space, thoughtfully designed to accommodate modern family life.

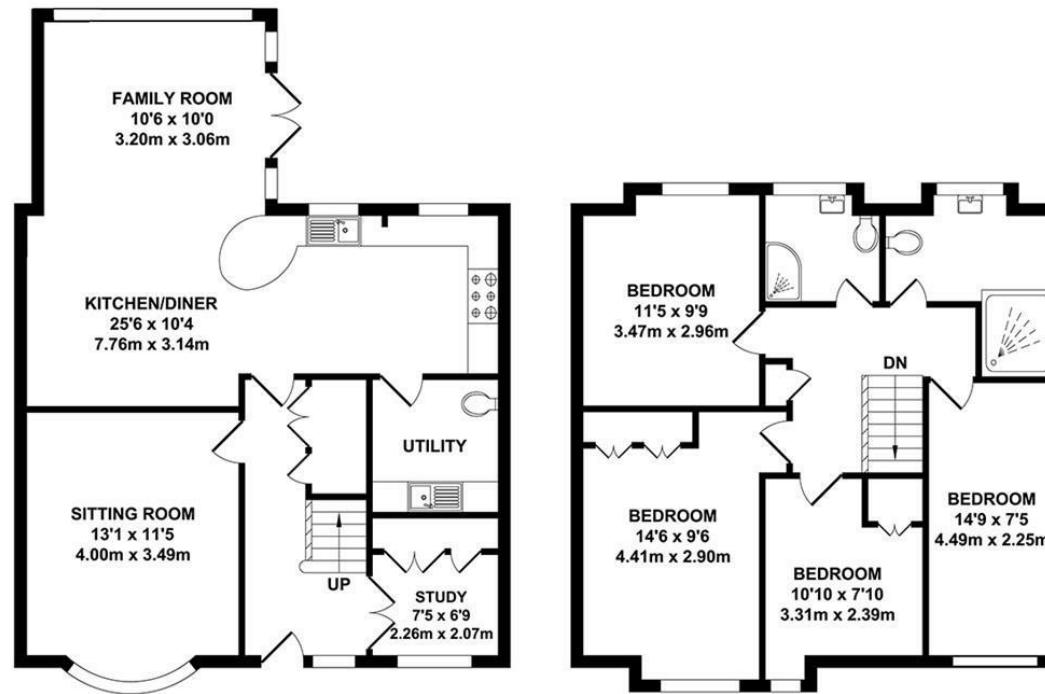
Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The light and open decor throughout the home creates a warm and welcoming atmosphere, allowing natural light to flow freely. With four well-proportioned bedrooms, there is ample space for family members or guests, ensuring comfort and privacy for all.

The property features two bathrooms, providing convenience for busy mornings and family routines. The south-west facing garden is a true highlight, offering a sun-drenched outdoor space ideal for gardening, play, or simply enjoying the tranquil surroundings.

Parking is a breeze with a large driveway that accommodates two/three vehicles, making it easy for family and friends to visit. Situated in a peaceful cul-de-sac, this home offers a sense of community while still being conveniently located near local amenities.

In summary, this property in Wateringbury is a wonderful blend of space, comfort, and charm, making it an ideal choice for families or anyone looking to settle in a serene environment. Don't miss the chance to make this lovely house your new home.





GROUND FLOOR
APPROX. FLOOR AREA
717 SQ.FT.
(66.61 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
634 SQ.FT.
(58.88 SQ.M.)

TOTAL APPROX. FLOOR AREA 1351 SQ.FT. (125.49 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 plus)	A		82
(81-91)	B		
(70-80)	C		
(55-69)	D		68
(31-54)	E		
(21-30)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

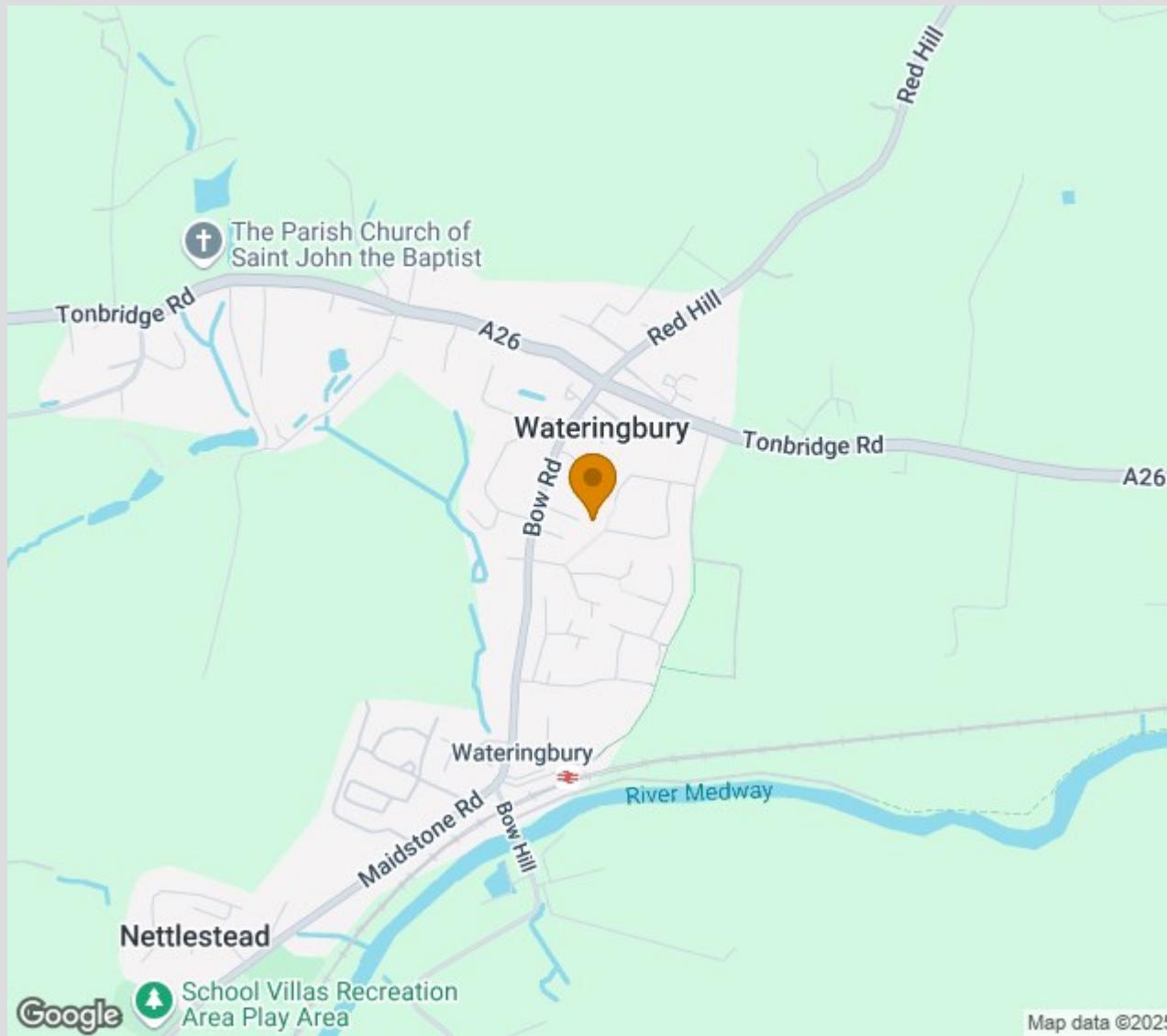




Location Map

Tenure: Freehold

Council tax band: D



School Villas Recreation
Area Play Area

Map data ©2025

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