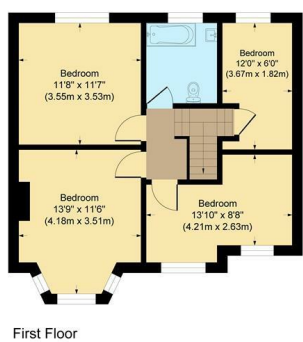
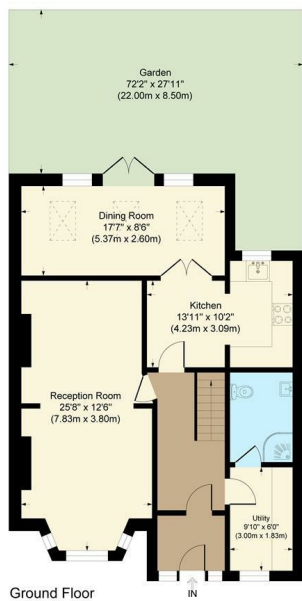


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	



### Parsonage Manorway

Approximate Gross Internal Area  
 Ground Floor = 79.6 sq m / 857sq ft  
 First Floor = 54.4 sq m / 586 sq ft  
 Total = 134.0 sq m / 1443 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## PARSONAGE MANORWAY

BELVEDERE DA17 6LN

Guide price £599,999



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk  
 www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Welcome to this exceptional 4-bedroom semi-detached home, perfectly positioned with breathtaking views over playing fields. Fully extended to the side and rear, this property offers an abundance of living space, making it an ideal family home in one of the area's most sought-after locations.

Step inside to discover two spacious reception rooms, each designed with comfort and style in mind. The dining room is particularly impressive, featuring stunning skylights that flood the space with natural light, creating a warm and inviting atmosphere. The ground floor also boasts a utility room and a beautifully designed shower room, adding to the convenience and luxury of this home.

Upstairs, you'll find four generously sized bedrooms, each offering ample space for relaxation and rest. The family bathroom is both modern and functional, completing the upstairs accommodation perfectly.

The exterior is equally impressive, with a 70ft flat rear garden that provides plenty of space for outdoor activities, all while backing onto tranquil playing fields for added privacy and a picturesque backdrop. The property also benefits from parking for up to three cars, ensuring plenty of space for both residents and guests.

Located close to the charming Nuxley Village, with its array of shops and amenities, and within easy reach of reputable primary schools, this home is perfectly situated for family life.

This is a rare opportunity to secure a truly stunning home in a prime location. Don't miss your chance to view this exceptional property.

**4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS**

## PARSONAGE MANORWAY

BELVEDERE DA17 6LN

- 4 BEDROOM SEMI DETACHED
- FULLY EXTENDED IN RECENT YEARS
- STUNNING CONDITION THROUGHOUT
- DOWNSTAIRS SHOWER ROOM AND UTILITY ROOM
- 2 LARGE RECEPTION ROOMS
- PARKING FOR 3 VEHICLES
- EPC- D
- 1443 SQ FT
- COUNCIL TAX BAND D
- BACKING ONTO PLAYING FIELDS

