# Christopher Hodgson

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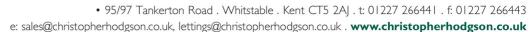
Lower Road, Teynham £1,550 PCM

## ...for Coastal, Country & City living.









# Lower Road, Teynham

### 7 Signalmans Row Lower Road, Teynham, Sittingbourne, Kent, ME9 9BW

Signalmans Row is a collection of recently completed detached homes built in 2023, in a semi-rural setting conveniently positioned on the outskirts of Teynham. The village is set amidst beautiful countryside approximately 3.5 miles East of Sittingbourne, and is served by a range of shops and amenities. Teynham mainline train station is 450 metres distant.

Number 7 benefits from accommodation totalling approximately 855 sq ft (79 m) and is arranged on the ground floor to provide an entrance hall, large open-plan living/dining room incorporating a contemporary kitchen, and a cloakroom. To the first floor there are three bedrooms, an en-suite shower room to the principal bedroom and a stylish family bathroom.

The garden is laid to lawn and benefits from an area laid to patio and a timber shed. There are three allocated parking spaces.

No smokers. Available immediately.

#### LOCATION

Teynham is a popular village set amidst some beautiful countryside and situated 3.5 miles East of Sittingbourne. The village is served by shops and amenities including public houses, Teynham Parochial C of E Primary School, Village Hall and St Mary's Church. There are numerous primary and secondary schooling options serving the area. The village is also well situated for access to the M2/M20 motorways, Sittingbourne (approx. 4.5 miles distant), Faversham (approx. 3.5 miles distant) and Canterbury (approx. 13.5 miles distant). Teynham mainline railway station provides frequent services to London (Victoria) approximately 79 minutes. The high-speed Javelin service provides access to London (St Pancras) with a journey time of approximately 76 minutes.



#### ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:  $\frac{1}{2}$ 

#### GROUND FLOOR

- Entrance Hall II'I" x 8'3"
- Living/ Dining Room 20'4"  $\times$  11'2"
- Kitchen 11'2" x 8'9"
- Cloakroom 5'10" x 5'1"

#### FIRST FLOOR

- Bedroom | | | | | 2" x 8' | | | "
- En-Suite Shower Room 7'10" x 3'1"
- Bedroom 2 | 13'1" x 7'10"
- Bedroom 3 11'2" x 7'10"
- Bathroom 7'10" x 5'10"

#### OUTSIDE

