






QUEALY & CO

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T. (01795) 429 836 F. (01795) 426 828 E. sales@quealy.co.uk

95 Recreation Way, Kemsley, Sittingbourne, Kent, ME10 2TG

£290,000



WELL PRESENTED THREE BEDROOM LINK-DETACHED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, WITH GARAGE AND OFF ROAD PARKING. Quealy & Co are pleased to offer for sale this very well presented property which comprises a lounge, dining room, well fitted kitchen, double glazed conservatory and a cloakroom on the ground floor. On the first floor the master bedroom benefits from an ensuite shower room and there are two further bedrooms and a modern family bathroom. Externally there is a garage and driveway, and a well maintained rear garden. Recreation Way is ideally located for easy access to the A249/M2 and Sittingbourne town centre lies approximately 2 miles away which boasts a mainline railway station with regular High Speed services to London. Viewings are strictly by appointment only and can be arranged by contacting our office on 01795 429836.

To arrange a viewing please call 01795 429836





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Property Photos

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## Description

Entrance Hallway

Lounge 15'3 x 11'8

Kitchen 10'1 x 8'11

Dining Room 10'7 x 8'4

Conservatory 10'11 x 10'0

WC

First Floor Landing

Bedroom 1 12'0 x 9'3

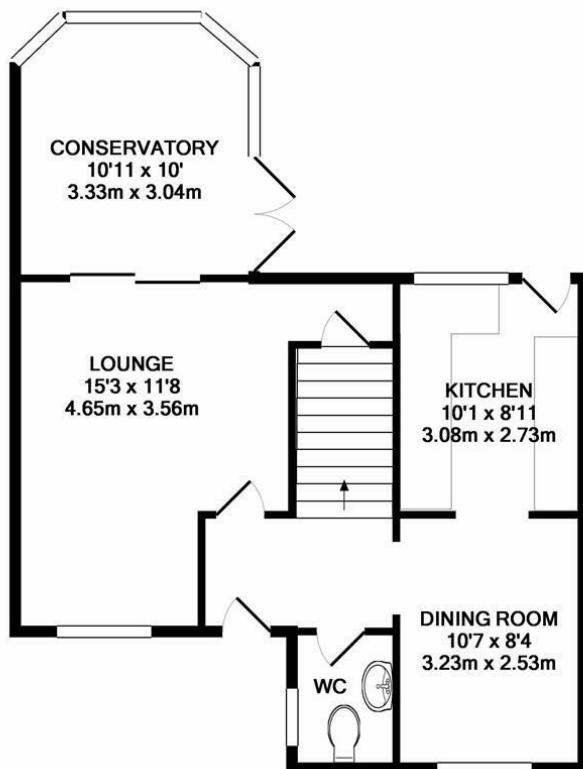
Ensuite Shower Room

Bedroom 2 12'0 x 8'8

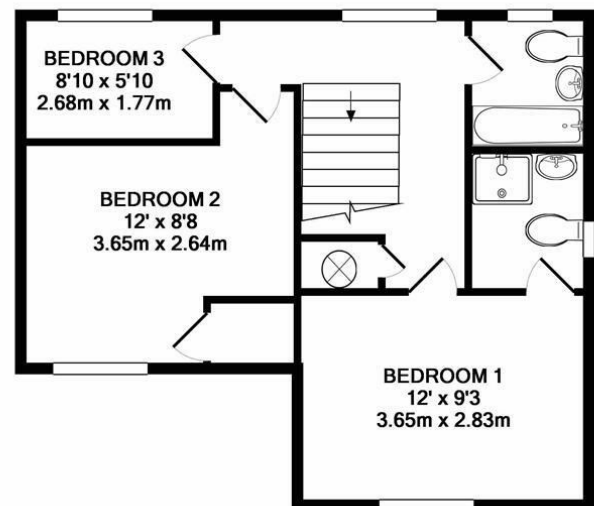
Bedroom 3 8'10 x 5'10

Bathroom

## Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 433 SQ.FT.  
(40.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.6 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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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Area Map

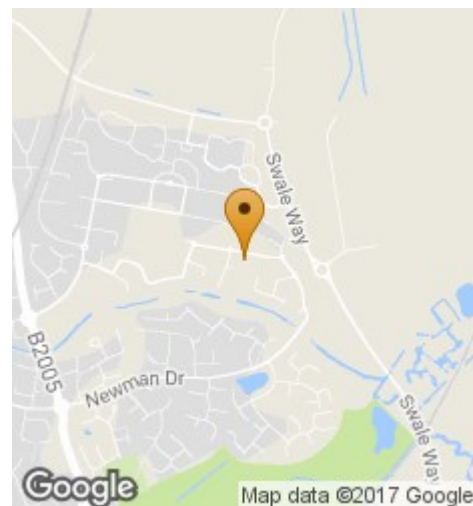
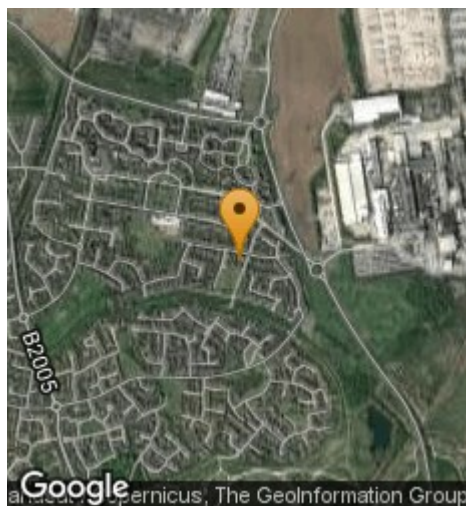


### Viewing Notice

Strictly by appointment with Quealy and Co. When you want to view a property through us it helps to bear in mind the following: It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible.

### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Quealy.



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