



# 16 Kingshill Drive

Hoo ME3 9JP

**Offers Over £315,000**



Virtual Tour Available. This charming residential property, spanning an ample 753.47 square feet across two floors, providing practicality and comfort. The ground floor welcomes you with a convenient entry porch, hallway, a spacious lounge/diner equipped with a fire surround and access to the rear garden and a sizable kitchen creating a beautiful space for entertaining and daily dining. The upper floor houses two DOUBLE bedrooms with room for personal creativity. The bathroom, convenient and with essential amenities, has a bath which is perfectly positioned for relaxation. With a configuration of 2 bedrooms and 1 bathroom, this property provides a comfortable setup. The large rear garden really is an excellent space for entertaining guests and children and comes complete with a brick built shed and a bar area for the summer evenings. A new combination boiler has also been recently installed. Off road parking is provided to the front with a drive for 2 cars. This efficient layout truly complements the home's overall comforting allure. Council Tax Band B.



## Area Map



## Floor Plans

Ground Floor

Floor 1



**Approximate total area<sup>(1)</sup>**  
764.02 ft<sup>2</sup>  
70.98 m<sup>2</sup>

**Reduced headroom**  
6.16 ft<sup>2</sup>  
0.57 m<sup>2</sup>

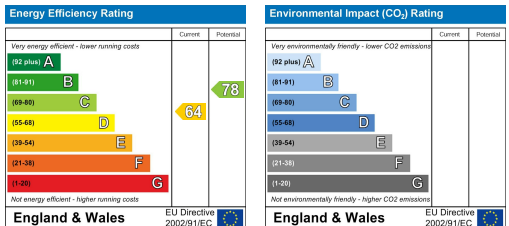
(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**

## Energy Efficiency Graph



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