



Anne Boleyn Close, Eastchurch

\*\*\* Guide Price £350,000 - £375,000 \*\*\*

Discover this beautifully presented three-bedroom detached house situated in the quiet cul-de-sac of Anne Boleyn Close, Eastchurch. Perfect for families, this home offers a spacious and well-maintained living environment. The property boasts three generous bedrooms, providing ample space for a growing family.

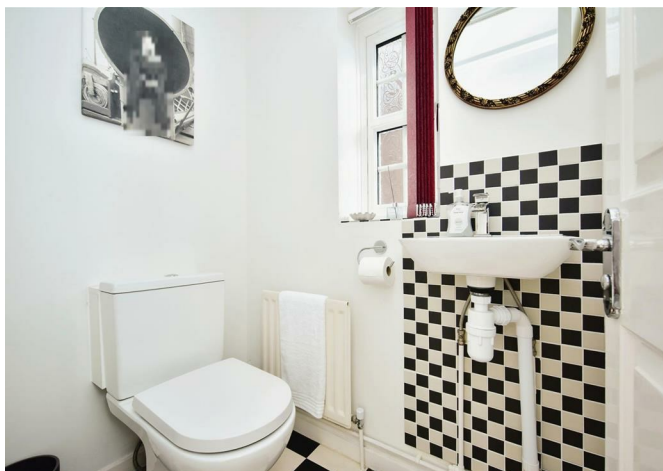
It features a gardener's dream garden, meticulously maintained and perfect for outdoor enthusiasts. Additional highlights include off-road parking and a garage, ensuring convenience and extra storage space.

Located in a popular estate, the house offers a friendly community atmosphere and tranquillity. The property is just 0.2 miles from the nearest bus stop, making commuting easy.

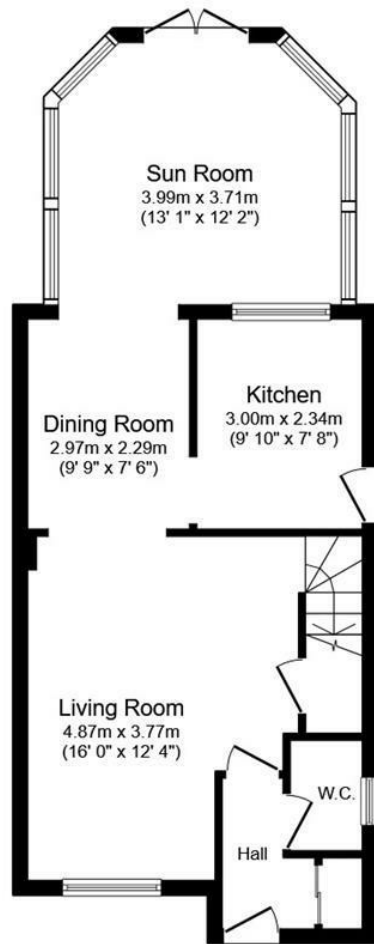
This home combines comfort, convenience, and charm. Don't miss out on this fantastic opportunity. Contact us today to arrange a viewing and experience all that this wonderful property has to offer.

## Guide Price £350,000

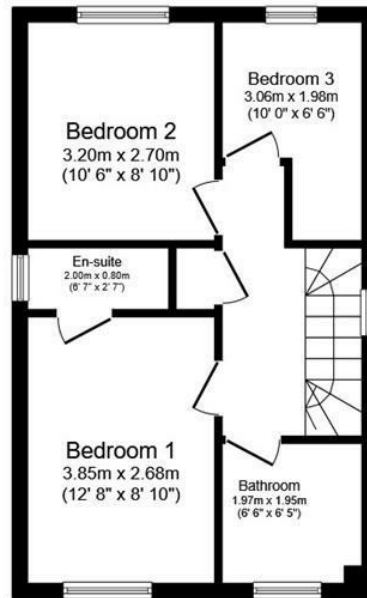
- **\*\*\*Guide Price £350,000 - £375,000\*\*\***
- **Three Bedroom Detached House**
- **No Onward Chain**
- **Beautifully Presented**
- **Off Road Parking & Garage**
- **Situated On A Popular Estate**
- **Quiet Cul-De-Sac**
- **Gardeners Dream**
- **EPC Register D (66)**
- **Council Tax Band D**



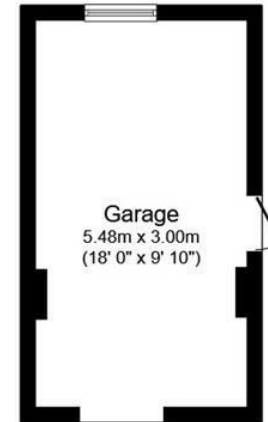




**Ground Floor**



**First Floor**



**Garage**

Total floor area 107.7 sq.m. (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>66</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.