

01634 379 799

www.harrisonsreeve.com

HR HARRISONS
REEVE



44 Patrixbourne Avenue

Twydall •

Price: Offers In Excess Of £475,000



44, Patrixbourne Avenue, Twydall, ME8 6UF
Offers In Excess Of £475,000



- OFFERS IN EXCESS OF £475,000
- NO ONWARD CHAIN
- BUNGALOW
- DETACHED
- THREE BEDROOMS
- UTILITY ROOM
- KITCHEN/DINER
- SOLAR PANELS
- MEDWAY COUNCIL TAX BAND D
- EPC RATING C

Located at the very end of Patrixbourne Avenue this detached bungalow is in a very quiet location.

The property benefits from a GARAGE AND DRIVEWAY currently for two cars.

Located within walking distance to local schools, doctors, dentists, shops and with easy access to bus routes and the M2.

A deceptively substantial sized property with three double bedrooms - one has an en-suite, large living room, kitchen diner plus a utility room with loft hatch, family bathroom with bath & shower and a large cloakroom/storage room off of the generous hallway.

The garden to the rear, mainly laid to lawn, also has a large stocked fish pond, BBQ area, and patio area giving direct access to two of the bedrooms.

This home is ideal for a growing family or equally suited to anyone wishing to downsize. It also has the benefit of solar panels.

With no forward chain this property is ready to put your own stamp on.

The bungalow offers a generous 1,362 sq ft of living space, providing a comfortable and spacious environment for you to call home.

To book your viewing call Harrisons Reeve today

Medway Council D
EPC Rating C

PORCH

4'11" x 2'11" (1.5 x 0.9)

Wooden door leading to the porch with a window each side. Glass panelled door leading into the entrance hall.

ENTRANCE HALL

23'3" x 10'2" (widest points) (7.1 x 3.1 (widest points))

With cupboard housing the warm air heating system.

BOOT ROOM

5'6" x 3'11" (1.7 x 1.2)

With window to the front.

LOUNGE

17'8" x 13'9" (5.4 x 4.2)

With two windows to the front, window to the side, fireplace and wooden French doors leading to the lounge/diner.

KITCHEN/DINER

23'11" x 10'2" (7.3 x 3.1)

With base and eye level units, door leading to the utility room, stainless steel sink with window above, integral gas hob, integral Hotpoint electric oven, dining area with wooden French doors leading to the lounge and a window to the side.

UTILITY

9'10" x 5'6" (3.0 x 1.7)

Frosted glass panelled door leading to the rear garden, glass panel to the side, plumbing for washing machine and wooden door leading to the kitchen.

BATHROOM

10'2" x 5'6" (3.1 x 1.7)

Avocado suite with sunken bath, frosted window above, walk in corner shower cubicle, low level WC and wall mounted sink.

BEDROOM 1

11'9" x 7'10" (3.6 x 2.4)

Fitted wardrobe and sliding door to the rear garden.

EN-SUITE SHOWER ROOM

4'7" x 3'3" (1.4 x 1.0)

With corner shower cubicle, low level WC, wall mounted sink and window.

BEDROOM 2

10'5" x 9'6" (3.2 x 2.9)

Fitted wardrobes and sliding door leading to the rear garden.

BEDROOM 3

10'5" x 8'10" (3.2 x 2.7)

Fitted wardrobe and window.

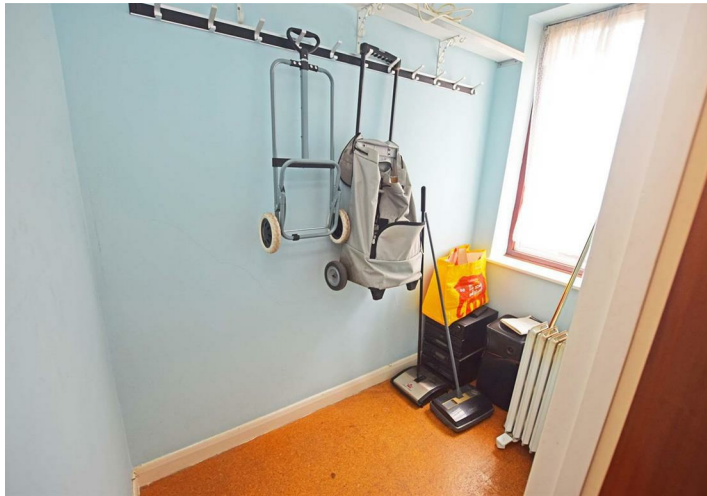
GARAGE

Up and over door and a door leading to the rear garden.

GARDENS

FRONT - Laid to lawn area and driveway in front of the garage. Approx 28 x 47 ft

REAR - With patio area, BBQ area, pond, shed and laid to the area - approx 70 x 43ft



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
1362 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq.ft. (126.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024