



# 7 Cypress Road

Wainscott ME2 4PS

**Offers Over £350,000**



Here in the sought after area of Wainscott, this delightful post-war semi-detached house, presents an excellent opportunity for families and first-time buyers alike. Offered with no forward chain, this property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort. Upon entering, you are greeted by a welcoming porch that leads into a spacious entrance hall. The generous lounge/diner provides a perfect setting for relaxation and entertaining, while the kitchen is conveniently located for ease of use. The first floor features three bedrooms, each offering a tranquil retreat, alongside a family bathroom equipped with both a bath and a cubicle shower, catering to all your needs. Externally, the property is complemented by a rear garden, perfect for outdoor activities or simply enjoying the fresh air. A garage at the rear adds valuable storage space, while the front garden enhances the property's curb appeal. Parking is a breeze with space for one vehicle, ensuring convenience for you and your guests. The location is particularly advantageous, with close proximity to a variety of amenities, including highly regarded schools for all ages. Commuters will appreciate the easy access to the Medway Tunnel and the M2/A2 motorway links, making travel straightforward.

With an EPC rating of C and a council tax band of D, this semi-detached house is not only a practical choice but also a wonderful place to call home. Don't miss the chance to view this property and discover all it has to offer.



# Area Map



# Floor Plans

**Ground Floor Building 1**

**Floor 1 Building 1**

**Ground Floor Building 2**

**Approximate total area<sup>1)</sup>**  
950 ft<sup>2</sup>  
88.2 m<sup>2</sup>

**Reduced headroom**  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

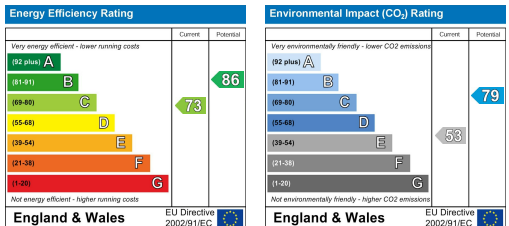
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.