Connells

Crocus Drive
SITTINGBOURNE

# Crocus Drive
# SITTINGBOURNE ME10 4ES

For Sale
**£325,000**

## Property Description

Connells are delighted to present to the market this well presented, spacious, three bedroom family home located on Crocus Drive in Sittingbourne, Kent.

This home offers a great sized entrance hallway, an open plan kitchen/dining area, a spacious lounge and a cloakroom on the ground floor. All three bedrooms, along with the family bathroom which benefits from an en-suite, are on the first floor. Outside this home offers a private rear garden which can be accessed via the kitchen and also the lounge. There is also off road parking for two vehicles.

Crocus Drive is located on the desirable Eden Village development and is particular popular with young families given it's proximity to both primary and secondary schools. The train station is also just a short distance away and provides regular services in to Central London and towards the coast.

For your chance to view, please contact Connells!

## Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Entrance Hall**

**Lounge**
17' 6" x 10' ( 5.33m x 3.05m )

**Dining Room**
11' 3" x 8' 4" ( 3.43m x 2.54m )

**Kitchen**
11' 2" x 8' 8" ( 3.40m x 2.64m )

**Bedroom One**
11' 8" x 10' ( 3.56m x 3.05m )

**Ensuite**
5' 8" x 5' 4" ( 1.73m x 1.63m )

**Bedroom Two**
11' 1" x 9' 4" ( 3.38m x 2.84m )

**Bedroom Three**

**Bathroom**
7' x 6' ( 2.13m x 1.83m )

**Ground Floor**

**First Floor**

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

To view this property please contact Connells on

**T 01795 477859**
**E sittingbourne@connells.co.uk**

68 High Street
SITTINGBOURNE ME10 4PB

EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

**view this property online connells.co.uk/Property/SIT103958**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.