



FIR TREE GROVE



Offers in Region of £585,000 Freehold

THE PROPERTY

Nestled in the highly desirable village of Bredhurst, this ideal family home offers a wonderful balance of village charm, generous living space and convenient access to transport links, scenic green landscapes and everyday local amenities. Upon entering the property, you are welcomed by a practical entrance porch – perfect for coats and shoes – which leads into the entrance hall. The hall benefits from a useful laundry cupboard and a convenient ground floor W.C. The heart of the home offers excellent family living space, including a spacious dining/family room and an open-plan lounge featuring double-aspect windows and stylish bi-fold doors that open directly onto the impressive rear garden, creating a bright and airy environment ideal for both relaxing and entertaining. The modern fitted kitchen seamlessly connects to the living area via a breakfast bar and features contemporary units, a skylight that fills the space with natural light, and additional access to the garden. Upstairs, the property continues to impress with four well-proportioned double bedrooms, one of which benefits from fitted wardrobes. A sleek and contemporary family bathroom serves the first floor. Externally, the property boasts a generous wrap-around garden measuring approximately 90ft in total, including the section to the side. The garden offers a fantastic combination of patio and lawn areas, providing ample space for outdoor dining, entertaining and family activities. To the front, a charming walkway leads to the entrance, surrounded by attractive greenery. The property also benefits from a garage en-bloc. Properties in this sought-after village location are rarely available for long. Contact the sales team at Greyfox Estate Agents Rainham today to arrange your viewing before this fantastic home is snapped up. EPC awaited.





Lounge

18' 2" x 14' 0" (5.54m x 4.27m)

Kitchen/ Breakfast Room

15' 8" x 9' 9" (4.78m x 2.97m)

WC

Bedroom 1

12' 1" x 9' 6" (3.68m x 2.90m)

Bedroom 2

12' 5" x 9' 0" (3.78m x 2.74m)

Bath/ Shower Room

Bedroom 3

12' 5" x 9' 0" (3.78m x 2.74m)



Bedroom 4

12' 2" x 8' 7" (3.71m x 2.62m)



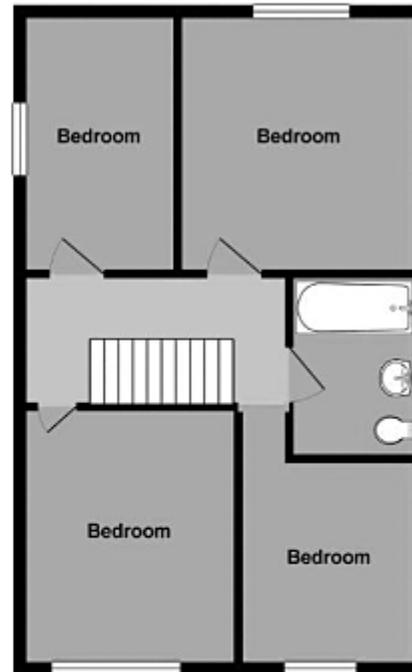


FIR TREE GROVE, BREDHURST, GILLINGHAM, KENT, ME7 3LB

Ground Floor 67.03 sq. m.
(721.50 sq. ft.)



1st Floor 50.46 sq. m.
(543.19 sq. ft.)



TOTAL FLOOR AREA : 117.49 sq. m. (1254.69 sq. ft.) 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 the 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.
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EFFICIENCY RATINGS

AGENT NOTES

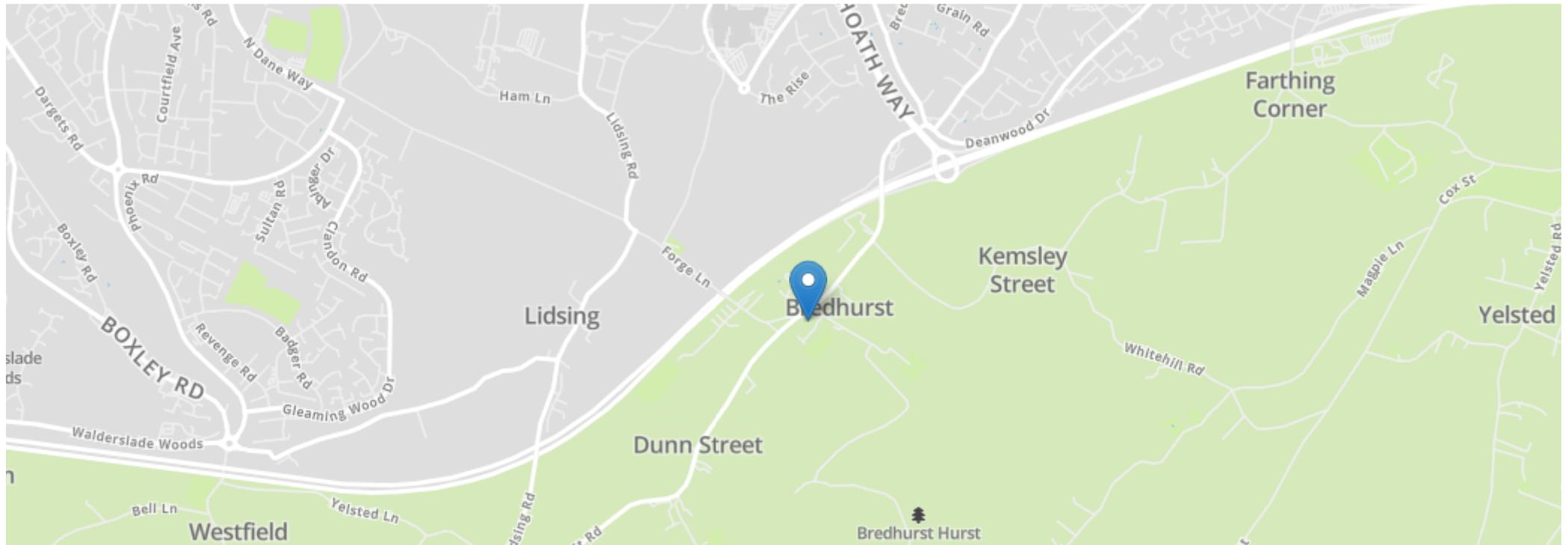
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Local Authority

Maidstone

Band F

Tax Band Amount: £3000



SITUATION

Bredhurst Village is a naturally beautiful semi-rural sought after location. At just 1.5 miles from Hempstead Valley Shopping centre & restaurants. The area benefits from having highly desirable schools. With close proximity to the M2, providing excellent transport links. Rainham Train station is 3.5 miles away, providing access to the City in under an hour.

DIRECTIONS

Head south-east on High Street/A2 towards Orchard Street. Turn right onto Mierscourt Road. At the roundabout, take the 1st exit and stay on Mierscourt Road. Continue straight onto Dolphin Drive. Turn left onto Deanwood Drive. At the roundabout, continue straight to stay on Deanwood Drive. At the roundabout, take the 1st exit onto Maidstone Road. Continue onto The Street. Turn left onto Hurstwood Road. Turn right onto Fir Tree Grove.

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Greyfox Prestige Rainham

67c High Street, Rainham, Gillingham, Kent ME8 7HS
Tel: 01634 377737 | Fax: 01634 757330 | Email: rainham@greyfox.co.uk

greyfox.co.uk/greyfox-prestige