



KING ARTHURS DRIVE



Offers in Excess of £750,000 Freehold

## THE PROPERTY

This stunning individual property has been presented and maintained to a very high standard throughout and is a great family home. This lovely four bedroom detached home is located in one of the sought after areas in Strood and sits on a good size plot.

On approaching this magnificent home you will be pleasantly surprised and will be keen to view inside. Stepping inside you are greeted to a spacious entrance hall which leads to a snug room which is great to relax and unwind in. Continuing through you will be delighted with the space on offer, with a large open plan lounge/dining area and seating area all finished to a superb standard. This kitchen is well equipped with a modern fitted unit and ample quartz work surfaces a central island plus a host of integrated appliances which includes a range cooker, dishwasher, and microwave. This truly is the heart of this spectacular home perfect for entertaining family and friends with bi folds leading out on to the outstanding garden.

Continuing on the ground floor you have a further two reception rooms, an office and family room ideal for those wishing to work from home or as a hobby room.

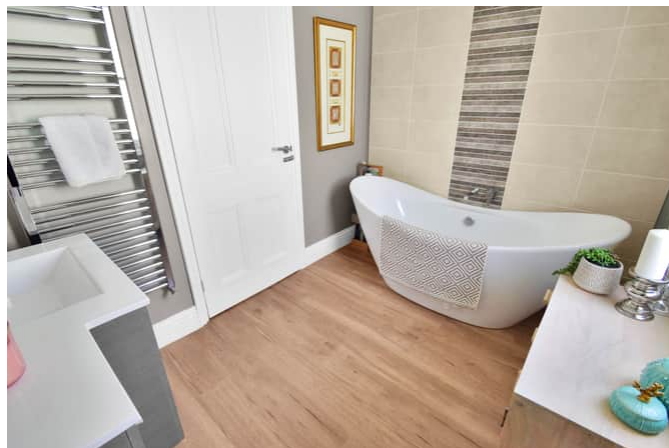
Proceeding onto the next level you are welcomed to a galleried landing, four double bedrooms and family bathroom. The premium bedroom is outstanding with ceiling to floor vaulted windows allowing natural light to flood in, fitted wardrobes and Ensuite shower room. The second bedroom also benefits from a further Ensuite. The luxurious bathroom offers a contemporary style with a freestanding bath. There is also a further two guest rooms on this level.

Moving outside the current owners have placed a lot of love and tender care in presenting a landscaped garden which offers a large terraced area which is an extension for your entertaining. There are many mature trees and shrubs, mainly laid to lawn with further seating areas.

If you are looking for your forever home in a tranquil location this outstanding property must be top of your viewings list. Please call the Greyfox Sales team for further details.



KING ARTHURS DRIVE, STROOD , KENT, ME2 3NB



**Entrance Hallway**

**Snug**

10' 2" x 10' 9" (3.10m x 3.28m)

**Kitchen / Open Plan**

32' 9" x 25' 2" (9.98m x 7.67m)

**WC**

**Office**

7' 6" x 6' 8" (2.29m x 2.03m)

**Primary Bedroom**

14' 9" x 13' 9" (4.50m x 4.19m)

**Ensuite**

8' 8" x 3' 9" (2.64m x 1.14m)

**Bedroom 2**

12' 2" x 9' 8" (3.71m x 2.95m)

**Ensuite**

8' 8" x 3' 9" (2.64m x 1.14m)

**Bedroom 3**

10' 05" x 10' 9" (3.17m x 3.28m)

**Bedroom 4**

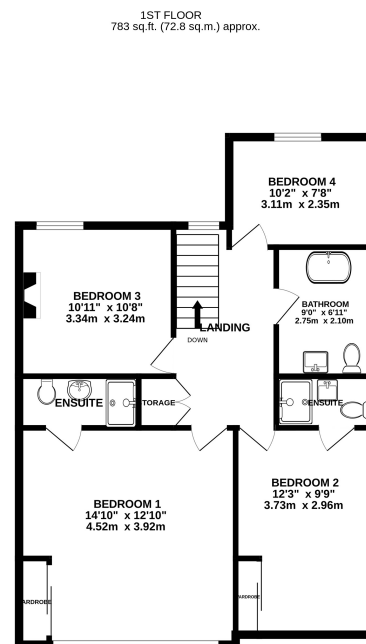
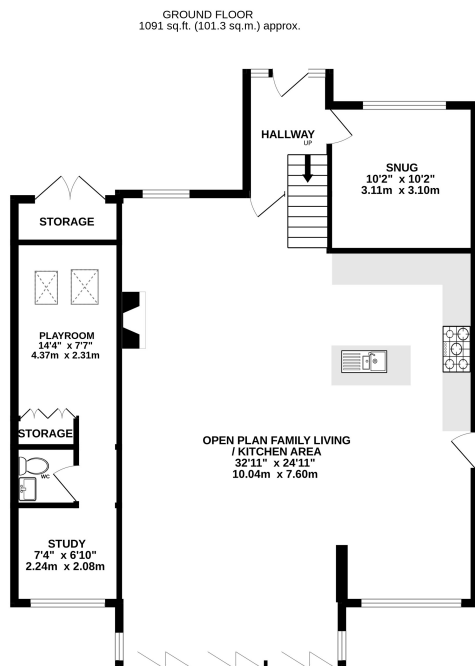
10' 3" x 7' 7" (3.12m x 2.31m)

**Garden**

119' 5" x 40' 5" (36.40m x 12.32m)



KING ARTHURS DRIVE, STROOD , KENT, ME2 3NB



TOTAL FLOOR AREA : 1874 sq.ft. (174.1 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.

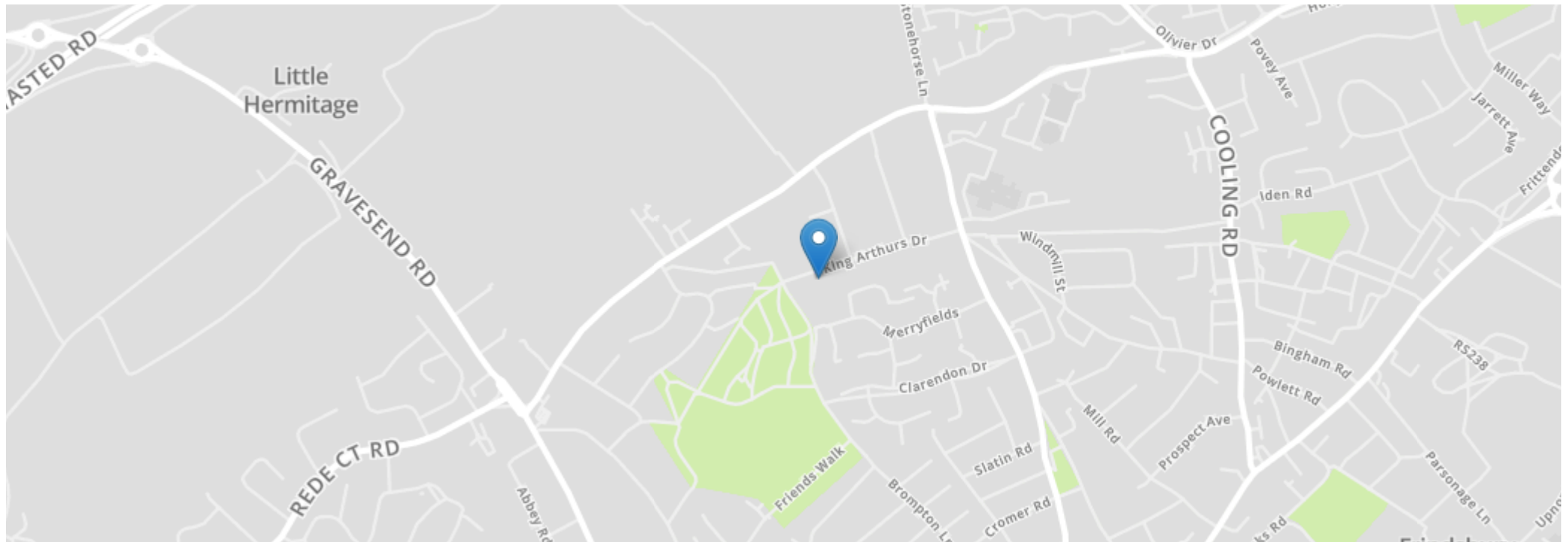
Made with Metropix ©2023

## EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.



## SITUATION

Strood is a town situated close to Frindsbury which lies on the north west bank of the River Medway and is considered to be part of Rochester. Classed as a commuter town to London and the coast with many local shops it is just a stone throw away from Medway Valley complex offering cinema, gym, bowling alley along with many bars and restaurants.

## DIRECTIONS

From the Asda Superstore in Strood Head north, Turn right towards North St/A207/A228, Turn left onto North St/A207/A228, Continue to follow A228, Turn left onto Cliffe Rd, Turn left onto King Arthur's Drive.



## Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR  
Sales: 01634 757027 | Lettings: 01634 865595 | Email: [walderslade@greyfox.co.uk](mailto:walderslade@greyfox.co.uk)

[greyfox.co.uk/greyfox-prestige](https://www.greyfox.co.uk/greyfox-prestige)