



GALLEON WAY



Guide Price £495,000 Freehold

THE PROPERTY

Guide Price £495,000 - £525,0000. If you are looking for a village location that can offer you riverside walks in a quiet private area with restaurants and country pubs then we are sure you will not be disappointed with this wonderful four bedroom detached family home which has been very well maintained and presented by the current owners.

There is so much on offer for the whole family, with four good size bedrooms, master with fitted wardrobes and en-suite, two reception rooms, good size lounge with french doors leading out to the private garden, separate dining room, recently fitted kitchen / breakfast room with a variety of fitted units and ample work surfaces plus a host of integrated appliances. There is also the conservatory which is a perfect place to sit peacefully and unwind overlooking the private garden.

Externally the garden is enclosed with a wall and fence surround, a patio area and the rest being mainly laid to lawn with shrub borders. There is side access with a door leading into the garage plus off road parking for two cars.

Viewing is most certainly recommended by appointment only to fully appreciate what this lovely, individual home has to offer. Please call the Greyfox Sales team for further details.





Entrance hallway

W.C.

Dining room

11' 3" x 9' 5" (3.43m x 2.87m)

Living room

20' 8" x 10' 7" (6.30m x 3.23m)

Kitchen / breakfast room

14' 6" x 10' 2" (4.42m x 3.10m)

Landing

14' 6" x 6' 9" (4.42m x 2.06m)

Bedroom 1

13' 8" x 8' 7" (4.17m x 2.62m)

En-suite



Bedroom 2

15' 11" x 9' 4" (4.85m x 2.84m)

Bedroom 3

10' 4" x 8' 9" (3.15m x 2.67m)

Bedroom 4

8' 6" x 7' 3" (2.59m x 2.21m)

Bathroom

Rear garden measuring approximately

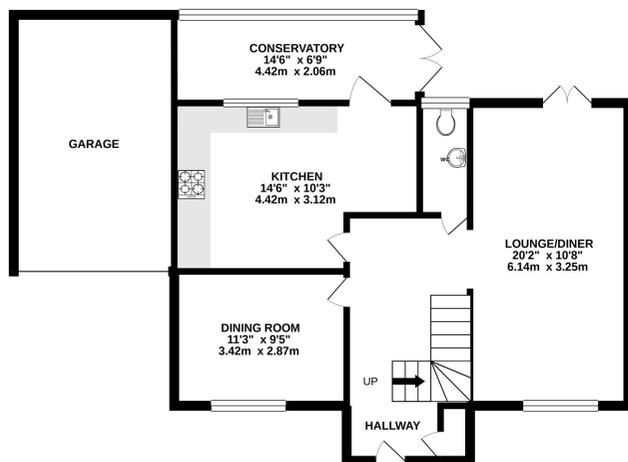
42' 0" x 32' 0" (12.80m x 9.75m)



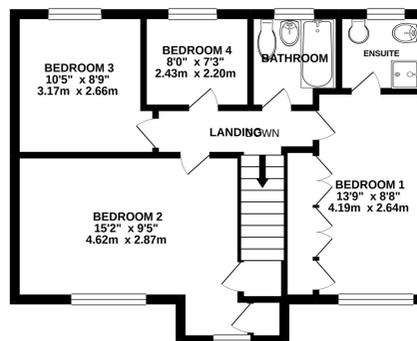


GALLEON WAY, UPNOR, ROCHESTER, KENT, ME2 4GX

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



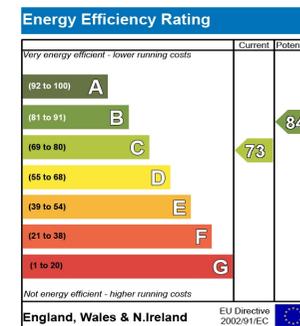
1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

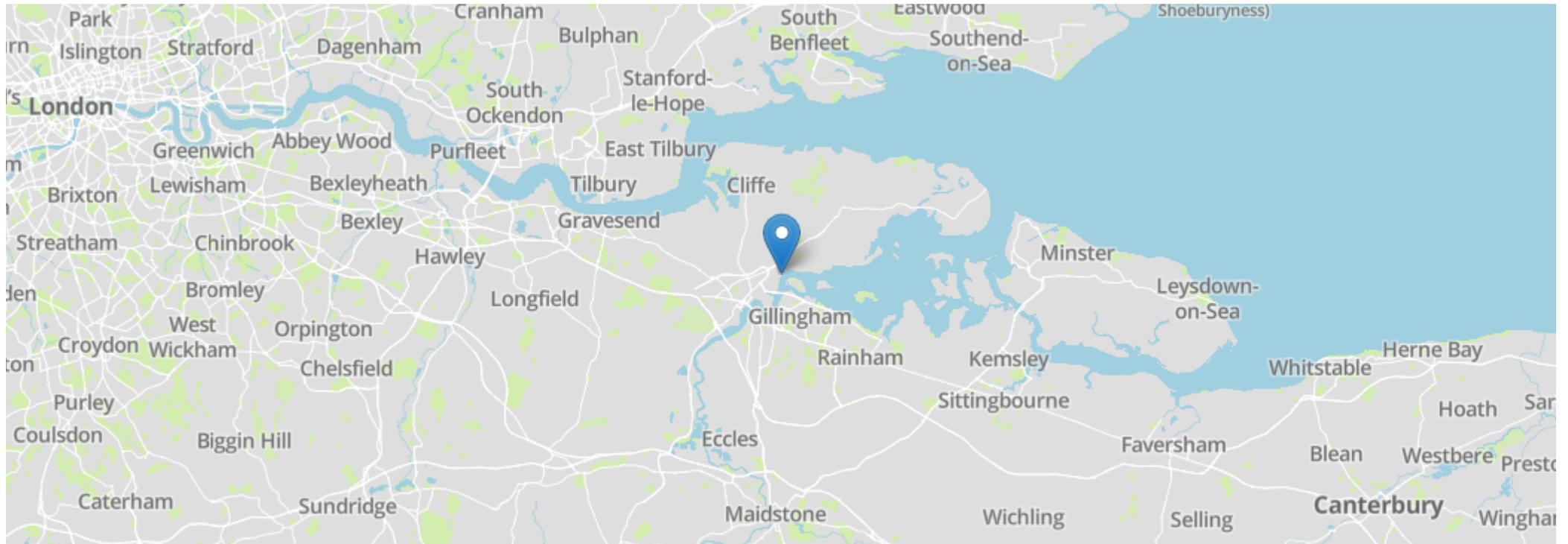
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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EFFICIENCY RATINGS



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

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by. Upnor village is a little unknown oasis with its outdoor activities which include a local yacht club for those with a nautical interest plus the Arethusa Venture Centre for those who enjoy outdoor adventure plus swimming. Close to the A2/M2 via the Wainscott bypass.

DIRECTIONS

From the M2 take exit 1 and continue on A289. At the roundabout take the 2nd exit which continues along the A289. At the next roundabout take first exit, follow slip road into Lower Upnor.

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