GREYFOX®
PRESTIGE

PRESTIGE HOMES
NEW HOMES
OVERSEAS
SALES
MORTGAGES
CONVEYANCING

COX GARDENS

GREYFOX®
PRESTIGE

Guide Price £525,000 Freehold

THE PROPERTY

Guide Price £525,000 to £550,000

If you are in search for your forever home then look no further, this immaculately presented detached family home offers just that. Boasting four double bedrooms, ample storage, an exceptional modern fitted family bathroom and main bedroom with en-suite. This house is a must see; modern, crisp clean lines throughout and a homely atmosphere you will be able to simply unpack your bags and move in. Externally, this house is aesthetically pleasing, featuring a bay window, side access to the rear garden and a garage which is accessible both internally and externally. This home is tucked away in a close, in a popular residential area. To the ground floor you will be met by a spacious entrance, downstairs cloakroom, modern kitchen, utility, dining room and a great sized living room. The rear garden has been landscaped to perfection, with a patio area, shed and a garden pub to escape to, fitted with a bar, electricity and wooden flooring creating a fantastic social space. This garden is a great space for entertaining and will welcome your friends and family for years to come. To arrange your viewing please call the Greyfox Sales team, a property of this calibre will not be for sale for long.

GREYFOX®
PRESTIGE

Dining room
8' 3" x 14' 8" (2.51m x 4.47m)

Living room

Cloakroom
5' 7" x 3' 9" (1.70m x 1.14m)

W.C
10' 0" x 10' 7" (3.05m x 3.23m)

Utility
8' 11" x 5' 1" (2.72m x 1.55m)

Bathroom
8' 4" x 7' 5" (2.54m x 2.26m)

Bedroom 1
12' 4" x 11' 8" (3.76m x 3.56m)

Bedroom 2
9' 9" x 11' 8" (2.97m x 3.56m)

Main bedroom
13' 1" x 13' 1" (3.99m x 3.99m)

En-suite
6' 2" x 6' 5" (1.88m x 1.96m)

Bedroom 3
11' 2" x 9' 1" (3.40m x 2.77m)

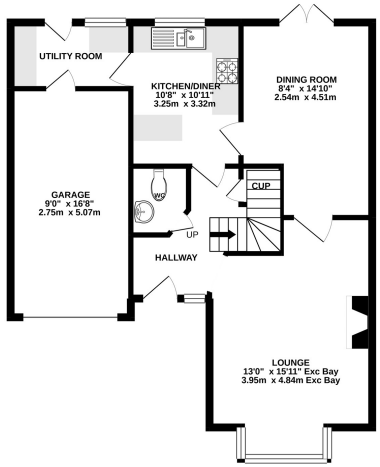
Landing
10' 4" x 4' 6" (3.15m x 1.37m)

PRESTIGE HOMES
NEW HOMES
OVERSEAS
SALES
MORTGAGES
CONVEYANCING

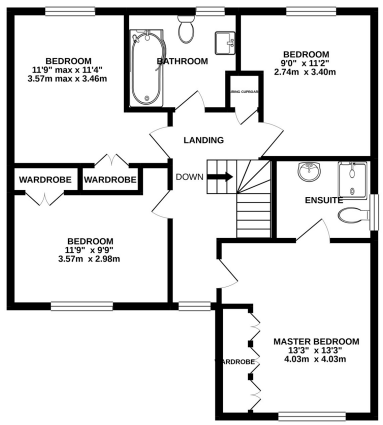
COX GARDENS, GILLINGHAM, KENT, ME8 6BF

GREYFOX®
PRESTIGE

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



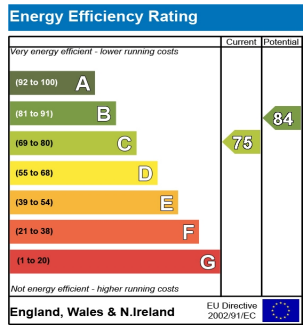
1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 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 ©2021

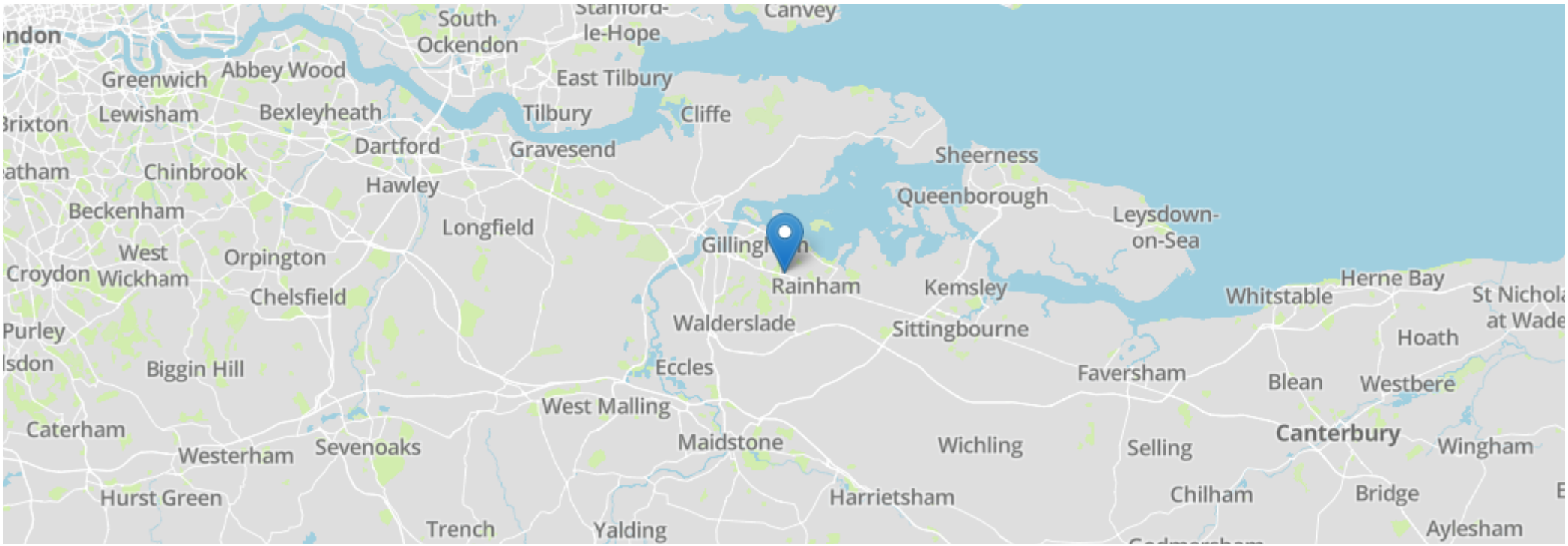
EFFICIENCY RATINGS



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.

PRESTIGE HOMES
NEW HOMES
OVERSEAS
SALES
MORTGAGES
CONVEYANCING



SITUATION

Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre Gillingham offers a host of amenities including ice skating, country parks an outdoor pool a golf course, Medway Park Sports Centre and more.

DIRECTIONS

Start: High St, Rainham, Gillingham ME8 7HS, head northwest on High St/A2 toward Ashurst Pl, go through 1 roundabout 1.2 at the roundabout, take the 3rd exit onto Sovereign Blvd/A2 1.7. At the roundabout, take the 4th exit and stay on Sovereign Blvd/A2 2.0. Turn left onto Featherby Rd 2.0. Turn left onto Cox Gardens.

GREYFOX®
PRESTIGE

PRESTIGE HOMES
NEW HOMES
OVERSEAS
SALES
MORTGAGES
CONVEYANCING

Greyfox Prestige Rainham

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

GREYFOXPRESTIGE.CO.UK