



Approximate Area = 1196 sq ft / 111.1 sq m  
 Garage = 146 sq ft / 13.5 sq m  
 Total = 1342 sq ft / 124.6 sq m  
 For identification only - Not to scale

Phoenix Drive, Waterringbury, Maidstone, ME18

**7 Phoenix Drive, Waterringbury, Kent, ME18 5DR**      **GUIDE PRICE: £500,000-£530,000**      **EPC RATING: C**





**CHAIN-FREE** A well-presented and extended detached family home situated in the sought-after village of Waterringbury. Built in 1987, the property features a generous lounge and an extended kitchen/utility area, ideal for modern family living and entertaining. To the first floor are four bedrooms, the master with an en-suite and a family bathroom. Externally, the property benefits from a driveway, garage, and a pleasant landscaped west-facing garden, perfect for enjoying the afternoon and evening sun. Set within a cul-de-sac position with excellent local amenities nearby, plus excellent local transport links via road and rail. Please contact the office to arrange a look inside.

**Freehold  
EPC: C  
Council Tax: E  
Full Fibre Broadband Available Now**



- **An Extended Four Bedroom Detached Family Home**
- **Extended kitchen – ideal for family living**
- **Situated in the sought-after village of Waterringbury**

- **Immaculate Presentation Throughout**
- **Driveway and Garage**
- **MUST VIEW INTERNALLY**

**TAKE A LOOK AT: [WWW.SIMONMILLER.CO.UK](http://WWW.SIMONMILLER.CO.UK)**

TH2993230326  
MR0856/180615/050815/051015LE

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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