

**54 Phoenix Drive, Watringbury, ME18 5DR**

**ASKING PRICE: £490,000**  
**EPC RATING: C**





**Simon Miller & Company are delighted to present this beautifully maintained four-bedroom detached family home, ideally situated in a private cul-de-sac within the highly sought-after village of Watringbury. The property enjoys a convenient location close to well-regarded local schools, mainline train stations, shops, everyday amenities, and picturesque countryside walks.**

**Boasting excellent kerb appeal, the home benefits from a private driveway and a garage with internal access. The spacious and versatile ground floor accommodation comprises a welcoming entrance hall, a convenient downstairs WC, a generous living room featuring a charming bay window, a separate dining room, and a well-appointed kitchen presented in excellent condition. To the rear, a superb single-storey extension with vaulted ceilings and skylights creates a bright and airy additional living space, perfect for relaxing or entertaining. Outside, the beautifully maintained rear garden offers a high degree of privacy and features a delightful seating area, along with a covered hot tub space, creating an ideal setting for year-round enjoyment.**

**The first floor offers four well-proportioned bedrooms, including a spacious principal bedroom complete with fitted wardrobes and an en-suite shower room. A modern family bathroom serves the remaining bedrooms and is presented in excellent condition.**

**Early viewing is highly recommended to fully appreciate everything this wonderful family home has to offer. To arrange your viewing, please contact Simon Miller & Company on 01732 844111.**

**Freehold  
EPC: C  
Council Tax: F  
Full Fibre Broadband**



- **Popular Watringbury Location**
- **Good Condition Throughout**
- **Great Sized Detached Family Home**

- **En-Suite to Master**
- **Extended To Rear**
- **Garage & Driveway**

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

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.

777-779 LONDON ROAD, LARKFIELD, AYLESFORD, KENT, ME20 6DE | 01732 875 706 | [LARKFIELDSALES@SIMONMILLER.CO.UK](mailto:LARKFIELDSALES@SIMONMILLER.CO.UK)

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