



FOR SALE

Swale Avenue, Queenborough

£225,000

CHAIN FREE, POTENTIAL TO ADD A DRIVEWAY, LARGE REAR GARDEN WITH REAR ACCESS, UNDER 1 MILE TO QUEE

- Chain Free
- Large Rear Garden
- EPC: D
- Ground Floor WC
- Council Tax: B
- Potential To Add a Driveway
- Under 1 Mile To Queenborough Station
- Spacious Kitchen/Diner
- Ideal First Buy



£225,000

Swale Avenue,
Rushenden,
Kent
ME11 5JU

>> Key Features

- Chain Free
- Large Rear Garden
- EPC: D
- Ground Floor WC
- Potential To Add a Driveway
- Under 1 Mile To Queenborough
- Spacious Kitchen/Diner
- Ideal First Buy
- Council Tax: B

CHAIN FREE, POTENTIAL TO ADD A DRIVEWAY, LARGE REAR GARDEN WITH REAR ACCESS, UNDER 1 MILE TO QUEENBOROUGH TRAIN STATION!

This 3 bedroom semi-detached house located in the charming village of Rushenden is in need of cosmetic updating, but provides an excellent opportunity for buyers to put their own personal touch on the property and create their dream home.

The house boasts a traditional and attractive exterior, with a brick facade and a pitched roof. It is set back from the road, offering privacy and a peaceful atmosphere. The front garden features a small lawn area and a pathway leading to the entrance, you could look to add a driveway which is a precedent set by other properties in the area.

Upon entering the property, you are greeted by a welcoming hallway that leads to the various rooms on the ground floor. The living room is spacious and bright, with large bay window allowing plenty of natural light to flood in. This room provides ample space for relaxation and



Family Homes
25a West Street, Sittingbourne
Kent, ME10 1AL
Tel : 01795 473434 Fax :

£225,000

entertainment, making it an ideal gathering place for family and friends.

Adjacent to the living room is the kitchen and dining space, which boasts a generous size and windows overlooking the rear garden.

Moving upstairs, there are three well-proportioned bedrooms. The master bedroom is spacious and benefits from a bay window that offer views of the surrounding area. The two additional bedrooms are also of good size, providing comfortable accommodation for family members or guests.

The bathroom is located on the first floor and requires modernization. However, it presents an opportunity for buyers to create a stylish and functional space by updating fixtures, fittings, and decor.

Outside, the large rear garden offers a private outdoor space that can be transformed into a beautiful oasis. The garden provides a blank canvas for landscaping and gardening enthusiasts to create their own tranquil retreat as well as benefitting from rear access.

Rushenden is a village in Kent, known for its picturesque surroundings and close-knit community. The village offers a range of amenities including shops, schools, and recreational facilities, ensuring that residents have everything they need within easy reach.

In terms of transportation, Rushenden benefits from good road links, with easy access to nearby towns and cities. The A249 is just a short drive away, connecting the village to the wider road network. Additionally, there are regular bus services that provide convenient public transportation options.

In conclusion, this 3 bedroom semi-detached house in Rushenden, Kent presents an exciting opportunity for buyers looking to put their own stamp on a property. With cosmetic updating required throughout, the house offers immense potential for customization and personalization. Its desirable location in Rushenden adds to its appeal, making it an attractive prospect for those seeking a peaceful village lifestyle within easy reach of amenities.

Call Family Homes for further details!





GROUND FLOOR
 473 sq. ft. (44.0 sq.m.) approx.

1ST FLOOR
 469 sq. ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq. ft. (87.3 sq.m.) approx.
NOTE: Every effort has been made to ensure the accuracy of the floor plans and measurements. Measurements of floor, ceiling, window and door are given and are approximate and not responsible for any discrepancy in the actual property. They are for general guidance only and should not be used for legal purposes. All dimensions are given in feet and inches and in metres and millimetres. All dimensions are given to the nearest millimetre. All dimensions are given to the nearest millimetre. All dimensions are given to the nearest millimetre. All dimensions are given to the nearest millimetre.



Family Homes
 25a West Street, Sittingbourne
 Kent, ME10 1AL
 Tel : 01795 473434 Fax :

Directions

Certificate Number : 9965-2815-6526-9707-7481

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9965-2815-6526-9707-7481>

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Family Homes cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.