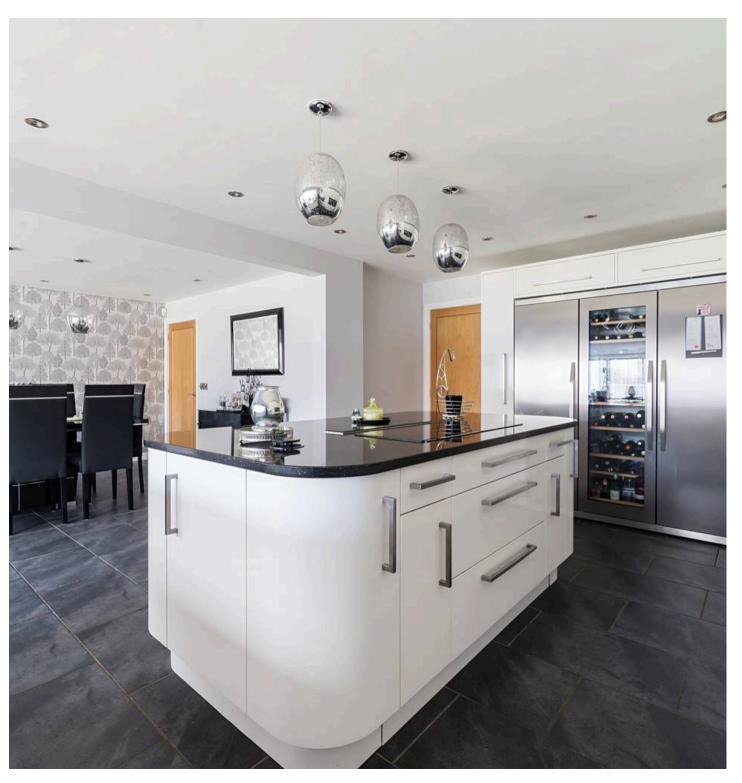


## Isla-Alexander

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## 2 Oak Tree Close

Eastchurch, Sheerness

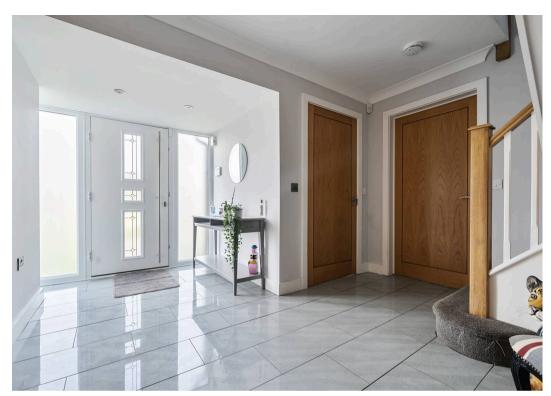
PRICE GUIDE £850,000 - £900,000 Exceptional six bedroom detached home including a two bedroom self contained Annex located in prestigious Kingsborough Manor. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

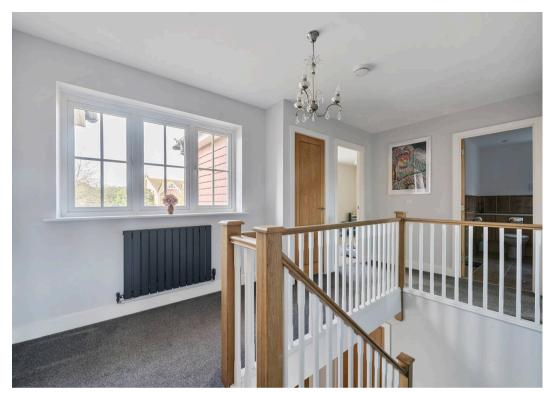
- Prime location at Kingsborough Manor
- Extended four bedroom detached with added two bedroom self contained Annex
- 31 ft by 25 ft Kitchen/dining/family room
- Kitchen area with central island, fitted Neff appliances and raise and lower extractor
- Living space has wood burner bifold doors and velux windows with electric blinds
- Master bedroom with dressing room and ensuite
- Separate, lounge, study and garden room
- Spacious utility room with access to double garage with electric doors
- Self contained Annex with own entrance, hall, lounge/diner utility/cloakroom, two bedrooms and bathroom
- Impressive frontage with extensive parking, enclosed rear garden and substantial workshop. Approximately third of an acre plot

















## Oak Tree Close, Eastchurch, Sheerness, ME12 Approximate Area = 2543 sq ft / 236.2 sq m Garage = 369 sq ft / 34.2 sq m Annexe = 1089 sq ft / 101.1 sq m Total = 4001 sq ft / 371.5 sq mFor identification only - Not to scale Bedroom 1 18'1 (5.50) max x 15'2 (4.63) into bay Bedroom 1 En suite 15'1 (4.61) max x 13'3 (4.04) max Bedroom 2 15'1 (4.61) x 11'7 (3.52) Dressing Room 12' (3.65) x 7'7 (2.31) Master Bedroom 12' (3.65) x 7'7 (2.31) Bedroom 2 18' (5.49) max Bedroom 3 x 11'11 (3.63) max 13'11 (4.25) max x 10'4 (3.15) max ANNEXE FIRST FLOOR FIRST FLOOR Garden Room 12' (3.65) x 10'9 (3.28) Kitchen Reception Room 16'11 (5.16) max x 12'11 (3.93) max 13' (3.97) x 8'1 (2.47) Kitchen / Dining Room 31'5 (9.57) max x 25'2 (7.67) max 0 Reception Room 19'11 (6.06) max x 13'5 (4.10) into bay **Double Garage** 21'11 (6.68) max x 15'7 (4.75) man Study

12'11 (3.94) max

x 9'9 (2.98) max

11'11 (3.64) into bay

x 7'9 (2.36) max

ANNEXE GROUND FLOOR / GROUND FLOOR



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