



Alexandre Boyes



Mayfield, The Leas, Chestfield, CT5 3NP



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Entrance Hall, Cloakroom, Sitting Room, Kitchen/ Dining Room, Utility Room, Study, Four Bedrooms, Ensuite Shower Room, Bathroom, Loft Room, Garden, Parking. No Chain.

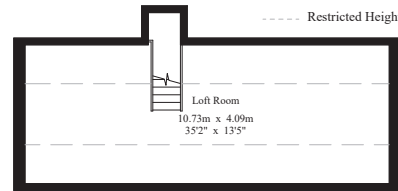
A pair of newly built detached houses nearing completion, tucked away at the end of this private road. The properties have been designed for modern living, with large open plan living areas leading onto the family gardens. Viewing highly recommended.

Chestfield is a highly sought after village benefitting from its own 18 hole golf course as well as many of the facilities one would hope to find such as a Public House, medical centre, local shops and mainline railway station providing services to London and the East Kent Coast. Also within easy access is Tankerton with its seafront as well as its parade of shops, cafes and restaurants. The quaint seaside town of Whitstable is approximately 2 miles distant and the Cathedral City of Canterbury is approximately 6 miles distant.

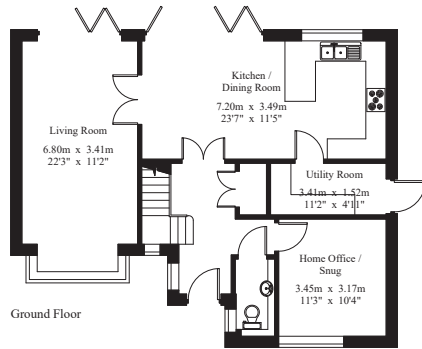


Mayfield (Maytrees handed)

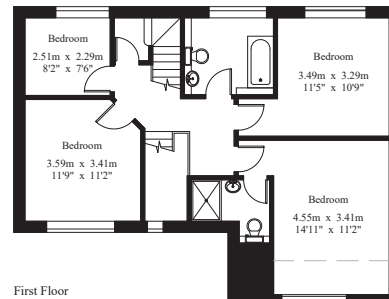
Overall Internal Area: 199.2 sq.m (2,144 sq.ft.)
 (Of which 26.7 sq.m (287 sq.ft.) is Restricted Height under 1.5m)



Second Floor



Ground Floor



First Floor

For Identification Purposes Only.
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A copy of the full Energy Performance Certificate is available on request.

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

IMPORTANT NOTES

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

