



LORDS WOOD LANE





£700,000 Freehold

## THE PROPERTY

Situated in the popular area of Lordswood, this spacious family home sits back from the road with Pavia driveway and a double garage. Being sold with no onward chain, this accommodation is of very generous proportions. Steps lead up from the driveway to the entrance door.

The entrance vestibule is a super space in which to greet family and friends. The spacious lounge opens out into the garden and there is an arch to the dining room for more formal entertaining. The kitchen/breakfast room has an extensive range of units with a handy utility room leading off. There is an additional room that can be utilised as a study or fifth bedroom.

Upstairs are four double bedrooms, the main bedroom benefitting from an Ensuite. The family bathroom is particularly generous in size. The rear garden is laid to lawn with a patio area. This is a great space for family and pets to have fun. Lordswood has easy access to amenities, schools and transport links.

Call Greyfox sales team today to book your viewing!



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**Entrance Vestibule**

**Study/ Bedroom 5**

12' 3" x 8' 3" (3.73m x 2.51m)

**Cloakroom**

6' 7" x 3' 11" (2.01m x 1.19m)

**Dining room**

12' 1" x 12' 7" (3.68m x 3.84m)

**Lounge**

21' 3" x 17' 1" (6.48m x 5.21m)

**Kitchen**

17' 1" x 12' 7" (5.21m x 3.84m)

**Utility Room**

12' 0" x 7' 5" (3.66m x 2.26m)

**Bedroom 2**

16' 7" x 14' 0" (5.05m x 4.27m)

**Ensuite**

8' 0" x 6' 7" (2.44m x 2.01m)

**Bedroom 1**

17' 2" x 10' 1" (5.23m x 3.07m)

**Bedroom 3**

15' 4" x 13' 0" (4.67m x 3.96m)

**Bedroom 4**

12' 8" x 12' 2" (3.86m x 3.71m)

**Bathroom**

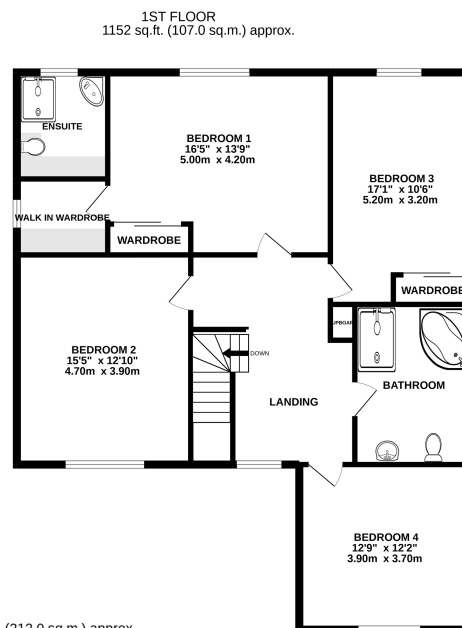
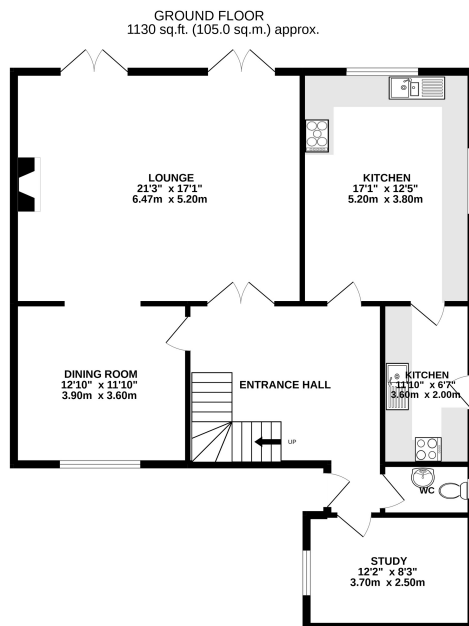
11' 11" x 8' 9" (3.63m x 2.67m)





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TOTAL FLOOR AREA : 2282 sq.ft. (212.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

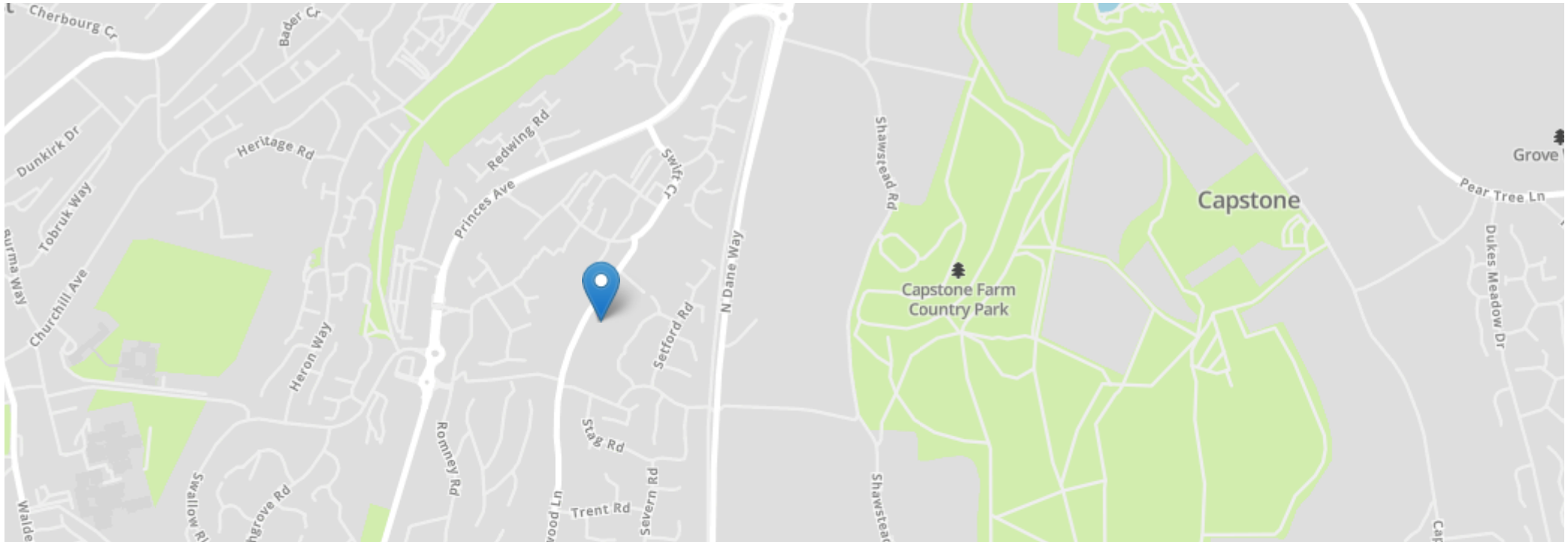
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## EFFICIENCY RATINGS

### AGENT NOTES

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## SITUATION

Lords Wood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.

## DIRECTIONS

Head south on Walderslade Road towards Princes Avenue. At the roundabout, take the 1st exit onto Princes Avenue Turn right onto Dargets Road. At the roundabout, take the 1st exit onto Lords Wood Lane.

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## Greyfox Prestige Walderslade

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