



ROBIN HOOD LANE





Offers Over £600,000 Freehold

## THE PROPERTY

This stunning chalet bungalow has been transformed by the current vendors to an exceptional standard throughout. Must be viewed to appreciate the size. A highlight is the superb open plan lounge/kitchen/dining area. It is spacious with bifolds to one end opening onto the veranda area and lawned garden. The kitchen is of high specification with integral appliances, quartz work surfaces and dining island. Open plan living area with a media wall and contemporary fireplace.

Also to the ground floor is a bedroom with dressing area and a beautiful bathroom with free-standing bath. A separate utility/laundry room is a handy addition. The garage with electric roller door could be utilised in a variety of ways.

To the first floor are three further bedrooms, all of double size. The principal bedroom has a dressing/walk-in wardrobe area. There is also an ensuite shower room and a further bathroom.

The rear garden is ideal for entertaining family and friends. The garden studio has power and can be finished to provide a great office or games room/gym. Driveway for several vehicles.

This property would be great for families or anyone looking for a retirement property with more than a touch of luxury.





**Kitchen/Dining/Living Area**

30' 0" x 20' 5" (9.14m x 6.22m)

**Utility Room**

8' 2" x 6' 8" (2.49m x 2.03m)

**Bathroom**

9' 7" x 8' 1" (2.92m x 2.46m)

**Bedroom 2**

12' 7" x 11' 6" (3.84m x 3.51m)

**Garage/Games Room/Gym**

**Bedroom 1**

17' 5" x 10' 4" (5.31m x 3.15m)

**Bedroom 3**

13' 10" x 10' 0" (4.22m x 3.05m)

**Bedroom 4**

14' 3" x 7' 9" (4.34m x 2.36m)

**Dressing Area**

7' 4" x 7' 0" (2.24m x 2.13m)

**Ensuite**

6' 3" x 5' 6" (1.91m x 1.68m)

**Bathroom**

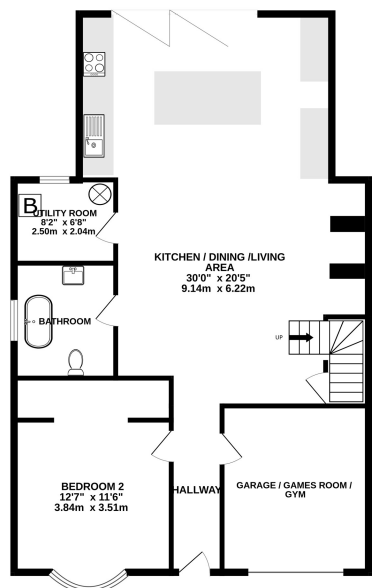
6' 10" x 5' 7" (2.08m x 1.70m)



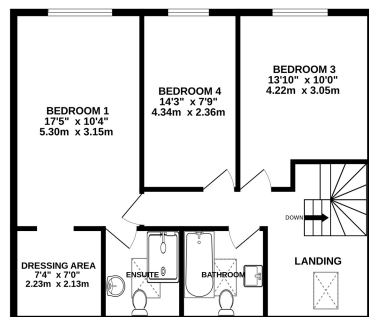


ROBIN HOOD LANE, WALDESLADE, CHATHAM, KENT, ME5 9LD

GROUND FLOOR  
1173 sq.ft. (109.0 sq.m.) approx.



1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 1895 sq.ft. (176.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	41	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

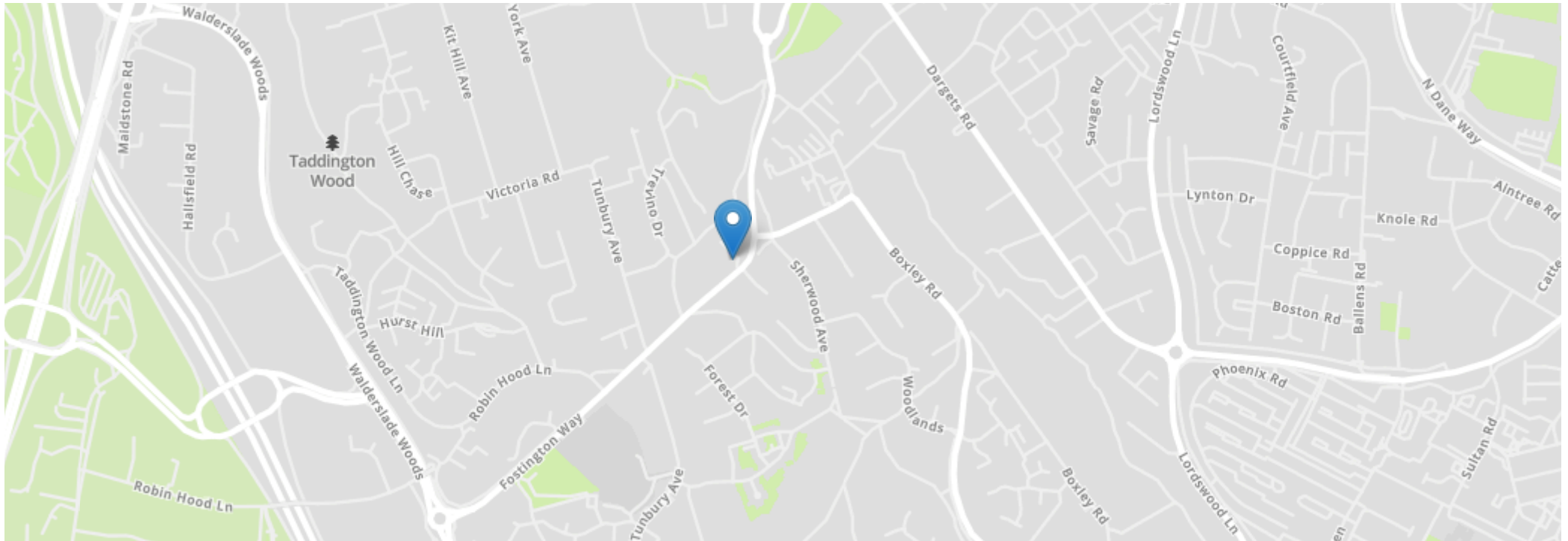
### AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

### Local Authority

Medway  
Band D





## SITUATION

Walderslade is within reach of local primary and secondary schools, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Docksider centre plus Bluewater Shopping Centre being approximately 20 minutes away by car. The area offers good transport links to the A2/M2, M20 and M25 plus Ebbsfleet International and Ashford.

## DIRECTIONS

From Bluebell Hill, Lord Lees Roundabout, take the 3rd exit onto the Walderslade Woods/A2045 slip road. Use the left lane to take the slip road to Walderslade Woods/A2045. At the roundabout, take the 3rd exit onto Walderslade Woods/A2045. Turn left towards Taddington Wood Lane and merge onto Taddington Wood Lane. Continue onto Robin Hood Lane. Turn left and then right to stay on Robin Hood Lane and the property will be on the left.

ROBIN HOOD LANE, WALDESLADE, CHATHAM, KENT, ME5 9LD



## Greyfox Prestige Walderslade

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