



SPENLOW DRIVE



Offers in Excess of £350,000 Freehold

THE PROPERTY

Being offered with no forward chain is this beautifully presented three bedroom house situated in a quiet cul-de-sac position within Walderslade Woods. The property benefits from being well maintained throughout and is ready to move into.

The ground floor comprises of an entrance porch which leads to the good size lounge with new fitted carpets. This follows through to a good size kitchen/diner which has a range of fitted wall and base units with integrated oven & hob, fridge and washing machine to remain. There are also ample worksurfaces.

Upstairs you are welcomed to a bright and airy landing with three good size bedrooms and a family bathroom.

Moving outside the rear garden has low maintenance in mind with patio area and shrub borders with access to the garage. To the front you have a garage and driveway for two cars.

Must be viewed to fully appreciate. Please call the Walderslade Sales Team for further details.





Entrance Porch

Lounge

14' 10" x 13' 6" (4.52m x 4.11m)

Kitchen/Diner

13' 6" x 11' 0" (4.11m x 3.35m)

Bedroom 1

13' 5" x 7' 3" (4.09m x 2.21m)

Bedroom 2

12' 5" x 7' 11" (3.78m x 2.41m)

Bedroom 3

10' 8" x 6' 3" (3.25m x 1.91m)

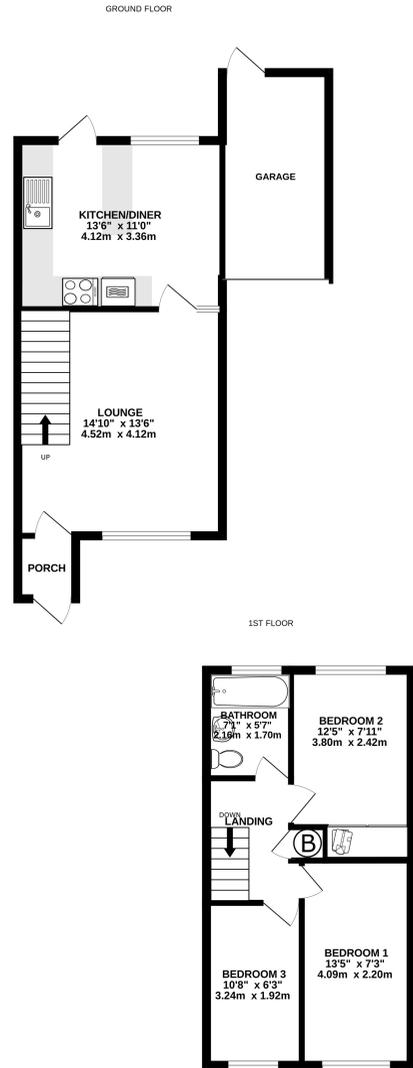
Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

Garage



SPENLOW DRIVE, WALDESLADE WOODS, CHATHAM , KENT, ME5 9JT



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+)		
A		
(81-91)		
B		84
(69-80)		
C		
(55-68)		
D	67	
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
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 C



SITUATION

Walderslade Woods is within reach of Tunbury local primary school along with a variety of secondary schools, shopping parades, doctors surgery, dentist and chiropodist. The area offers good transport links to the A2/M2 M20 and M25. It is close to Chatham and Maidstone town centres as well as railways links. Ebbsfleet International is approximately 15 minutes away by car.

DIRECTIONS

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Continue onto Fostington Way. At the roundabout, take the 1st exit onto Walderslade Woods/A2045. Turn left onto Impton Lane. Turn right onto Spenlow Drive. At the roundabout, take the 2nd exit and stay on Spenlow Drive.

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Greyfox Prestige Walderslade

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