



BIRKHALL CLOSE



Offers Over £475,000 Freehold

THE PROPERTY

This beautiful detached family home is deceptive in size and has a contemporary feel throughout. The entrance hall leads into the lounge with staircase to first floor. The kitchen/dining room is a centrepiece with its sleek lines, integral appliances, boiler tap, Quartz worksurfaces and bespoke elm breakfast bar offering informal dining with a recessed area for more formal dining. The extended living area opens out from the kitchen to provide a bright and airy living / entertaining space. The utility room is provided for by a cleverly converted garage with some remaining space for storage to the front accessed by an electric door. There is also a handy downstairs cloakroom.

To the first floor are three double bedrooms and a family bathroom. The loft area has been converted by the current vendors to provide a principle suite comprising of a double bedroom with ample storage area and an Ensuite shower room.

The exterior has been beautifully maintained with artificial lawn, porcelain patio tiles and a decking area for relaxation. A wonderful addition is the insulated garden cabin currently utilised as a bar and entertainment space but could easily transform into a home office if required. There are many features to this property that require viewing to appreciate. Call today to secure an appointment to view.





Porch

Lounge

16' 4" x 14' 0" (4.98m x 4.27m)

Utility room

11' 6" x 8' 0" (3.51m x 2.44m)

Downstairs Cloakroom

4' 2" x 3' 3" (1.27m x 0.99m)

Kitchen / Dining room

Kitchen area 13'10 X 11'1

Dining Area 10 X 5'

Living Area

13' 0" x 10' 11" (3.96m x 3.33m)

Bedroom 2

13' 10" x 8' 7" (4.22m x 2.62m)

Bedroom 3

11' 1" x 9' 2" (3.38m x 2.79m)

Bedroom 4

9' 3" x 7' 9" (2.82m x 2.36m)

Bathroom

7' 7" x 7' 0" (2.31m x 2.13m)

Bedroom 1

16' 1" x 11' 1" (4.90m x 3.38m)

Ensuite

6' 9" x 4' 7" (2.06m x 1.40m)

Garden

43' 0" x 24' 0" (13.11m x 7.32m)

Studio Cabin

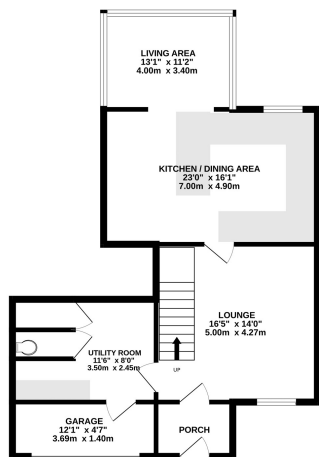
15' 5" x 7' 5" (4.70m x 2.26m)

Garage

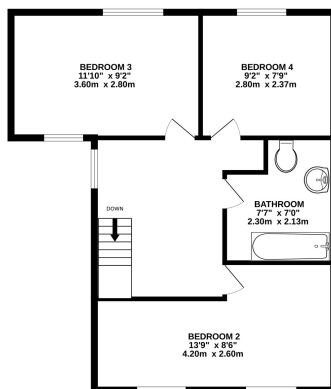


BIRKHALL CLOSE, WALDESLADE , KENT, ME5 7QD

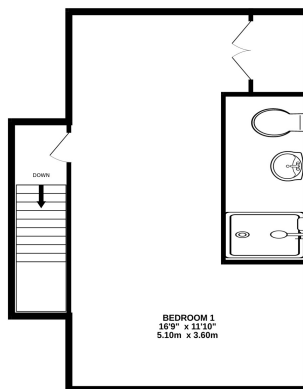
GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



2ND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 2109 sq.ft. (196.0 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.

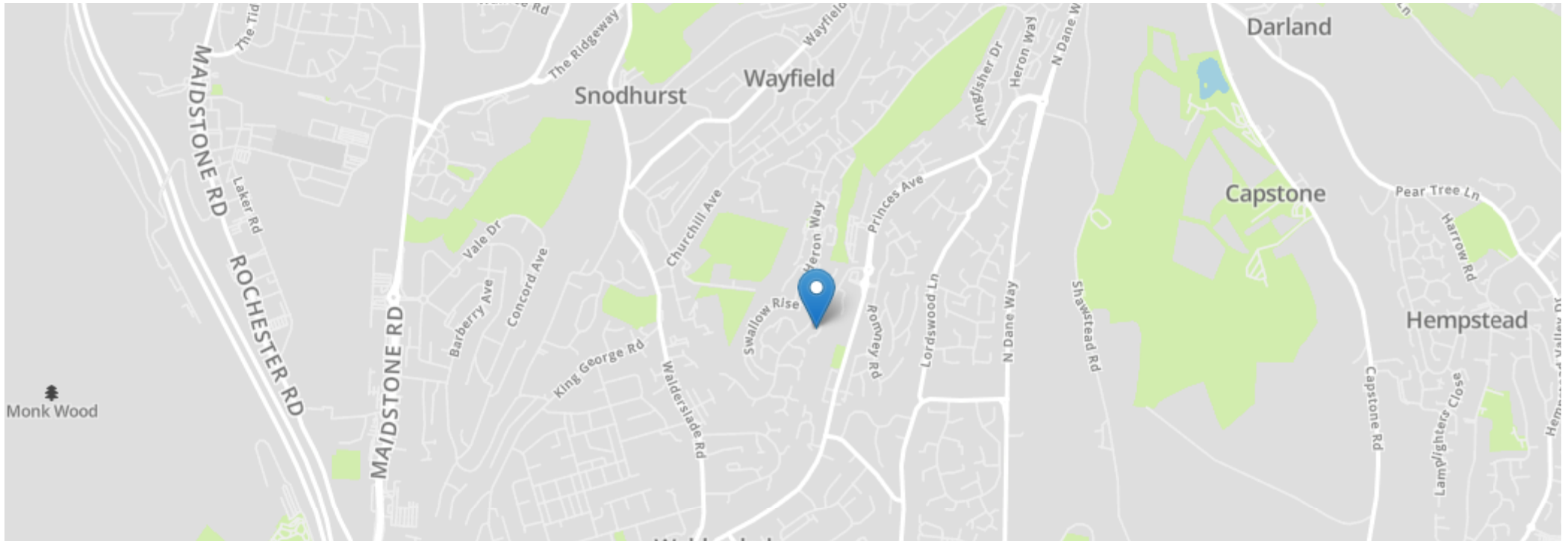
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EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(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>.



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 Dockside 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 Eurostar

DIRECTIONS

From our office in Walderslade Village. Head north on Walderslade Village Bypass towards Walderslade Rd, Continue onto Walderslade Rd, At the roundabout, take the 2nd exit onto Princes Ave, Go through 3 roundabouts, At the roundabout, take the 1st exit, Continue onto Swallow Rise, Turn left onto Highgrove Rd, Turn left onto Birk Hall Cl

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Greyfox Prestige Walderslade

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