



TAVISTOCK CLOSE







Guide Price £425,000 Freehold

## THE PROPERTY

Guide Price £425,000 - £450,000

This beautiful family home is situated in a popular cul-de-sac in Walderslade. Within easy reach of schools, motorway links and woodland walks. The property benefits from a loft conversion which has created a large principal bedroom and an ensuite. There are three further bedrooms and a bathroom which has a triple size walk-in shower.

The ground floor comprises: entrance lobby, lounge to the front aspect with opening to the contemporary kitchen/breakfast room which has ample worksurfaces and a centre breakfast island. There is a range of sleek wall and floor cupboards and integral appliances including dishwasher and induction hob.

Leading from the kitchen/breakfast room is a garden/dining room overlooking the pretty garden. Established shrubs and trees create a feeling of seclusion and there is a raised pond area. There is access to the garage from the rear garden. The garage benefits from power and light and has an electric roller door.

Additional parking in the form of a Pavia driveway, completes this lovely property. Must be viewed.





**Lounge**

15' 1" x 14' 0" (4.60m x 4.27m)

**Kitchen/Breakfast Room**

15' 1" x 11' 10" (4.60m x 3.61m)

**Garden/Dining Room**

8' 10" x 8' 0" (2.69m x 2.44m)

**Bedroom 2**

13' 4" x 8' 9" (4.06m x 2.67m)

**Bedroom 3**

12' 8" x 8' 6" (3.86m x 2.59m) 12' 8" x 8' 5" (3.86m x 2.57m)

**Bedroom 4**

6' 9" x 6' 1" (2.06m x 1.85m)



**Shower Room**

7' 4" x 6' 3" (2.24m x 1.91m)

**Main Bedroom**

19' 2" x 10' 9" (5.84m x 3.28m)

**Ensuite**

6' 7" x 5' 5" (2.01m x 1.65m)

**Garden**

**Garage**

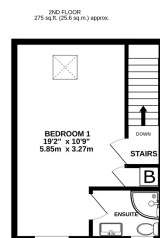
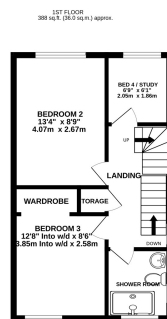
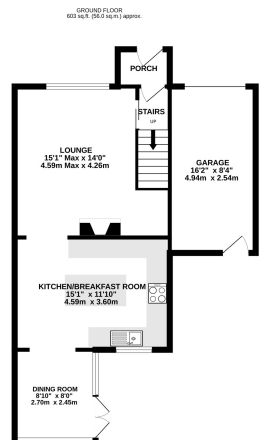
16' 2" x 8' 4" (4.93m x 2.54m)







TAVISTOCK CLOSE, WALDESLADE WOODS, CHATHAM, KENT, ME5 9HU




TOTAL FLOOR AREA: 1266 sq.ft. (117.6 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>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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

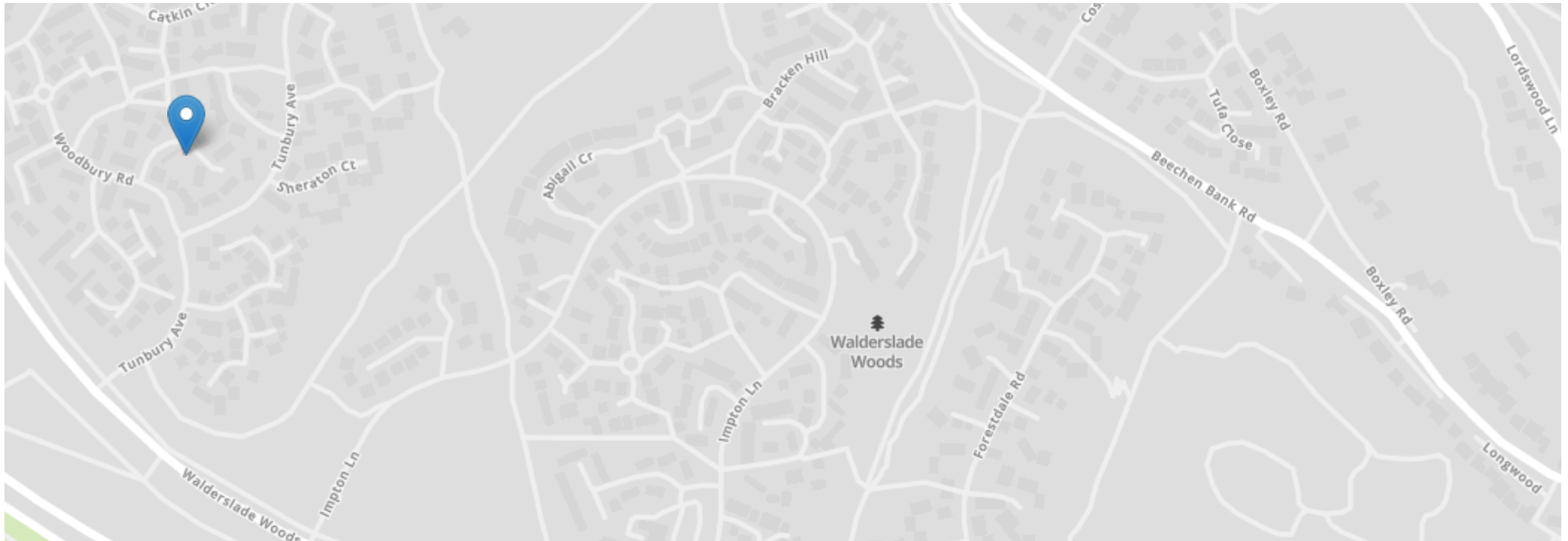
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### Local Authority

Tonbridge & Malling

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 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.

## 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. Turn left onto Tunbury Avenue and turn right onto Woodbury Road. Turn right onto Tavistock Close and the property will be on the right.



## Greyfox Prestige Walderslade

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