



ROBIN HOOD LANE



Guide Price £500,000 Freehold

THE PROPERTY

Guide Price £500,000 - £525,000

This versatile and deceptively spacious property sits on a good size plot and has a variety of amenities on the doorstep, including Walderslade Village shops, library, doctors surgery, local buses and easy access to the M2/M20 road links.

The layout of this lovely home would suit multi-generation families with two bedrooms on the ground floor and two further bedrooms upstairs, one of which benefits from an ensuite. Leading off of the T-Shape hallway at ground floor level is a welcoming lounge with a square bay window and window seat with fireplace. The spacious kitchen/breakfast room overlooks the rear garden and has a range of units and some integral appliances. It is a light and airy space in which to entertain with family and friends. The handy utility room and cloakroom is a real bonus. Also on this level are two bedrooms and a family bathroom.

Upstairs are two double bedrooms, one of which has an ensuite.

Externally, the rear garden is on a level plot and is a super size for children and pets in which to play. The driveway can accommodate several vehicles in addition to the garage.





Kitchen/Breakfast Room

20' 11" x 11' 6" (6.38m x 3.51m)

Lounge

14' 7" x 11' 9" (4.45m x 3.58m)

Bedroom 4

11' 7" x 7' 10" (3.53m x 2.39m)

Utility Room

10' 9" x 7' 2" (3.28m x 2.18m)

Bathroom

8' 3" x 7' 0" (2.51m x 2.13m)

Bedroom 3

11' 6" x 10' 8" (3.51m x 3.25m)

Bedroom 2

16' 7" x 11' 6" (5.05m x 3.51m)

Main Bedroom

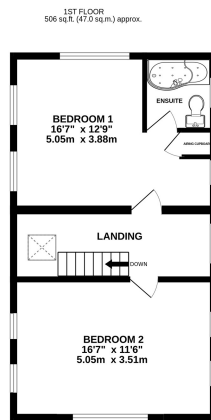
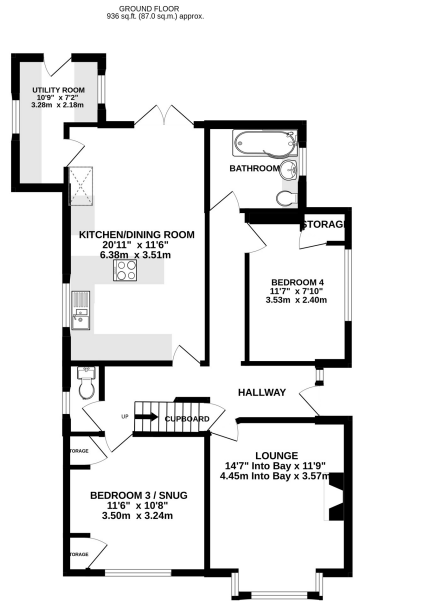
16' 7" x 12' 9" (5.05m x 3.89m)

Garage

Garden



ROBIN HOOD LANE, WALDESLADE, KENT, ME5 9LD




TOTAL FLOOR AREA: 1442 sq.ft. (134.0 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

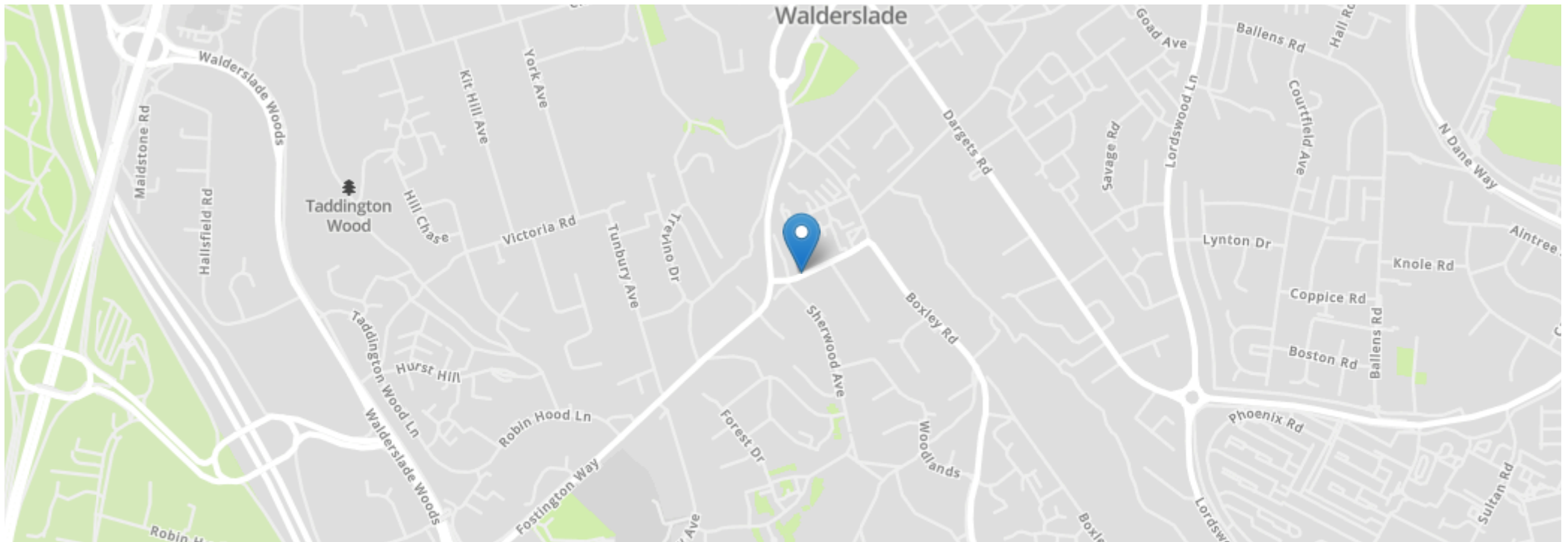
AGENT NOTES

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Local Authority

Medway

Band E



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 Bluebell Hill, at Lord Lees Roundabout, take the 4th exit and stay on A229 At Taddington Roundabout. Take the 2nd exit onto A2045. At the roundabout, take the 1st exit onto Fostington Way. Continue onto Robin Hood Lane and turn right to stay on Robin Hood Lane. The property will be on the left.

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Greyfox Prestige Walderslade

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