GREYFOX®
PRESTIGE

PRESTIGE HOMES
NEW HOMES
OVERSEAS
SALES
MORTGAGES
CONVEYANCING

ABINGER DRIVE

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Guide Price £400,000 Freehold

THE PROPERTY

Guide Price £400,000 to £425,000.

Great size family home with the benefit of the converted garage which is currently being utilised as bedroom five. There is ample space throughout.

Accommodation comprises entrance porch, lounge with staircase to first floor. Off of the lounge is a dining room, kitchen, and a super conservatory approx. 19ft in length. There is a handy downstairs cloakroom and an extra reception room which is ideal as a home office or a playroom.

Upstairs there are four bedrooms one of which has a walk in wardrobe, bathroom and a shower room.

This is a perfect property for the growing family with good outdoor space including a summer house / cabin - an excellent space for a gym / bar. There is ample parking to the front of the property.

This property is situated in a popular location for local schools. Please call the Greyfox Sales Team today to book your viewing!

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Porch to lounge

Lounge

Dining room
11' 1" x 7' 9" (3.38m x 2.36m)

Kitchen
10' 6" x 7' 0" (3.20m x 2.13m)

Conservatory
19' " x 9' 0" (NaNm x 2.74m)

Play room / office
11' 0" x 7' 9" (3.35m x 2.36m)

Cloakroom
5' 4" x 2' 10" (1.63m x 0.86m)

Bedroom 5 (converted garage)
18' 2" x 10' 6" (5.54m x 3.20m)

Landing

Bedroom 1
13' 6" x 10' 10" (4.11m x 3.30m)

Ensuite
10' 10" x 5' 8" (3.30m x 1.73m)

Bedroom 2
13' 8" x 9' 2" (4.17m x 2.79m)

Bedroom 3
9' 7" x 6' 2" (2.92m x 1.88m)

Bedroom 4
8' 6" x 8' 4" (2.59m x 2.54m)

Shower room
6' 5" x 6' 2" (1.96m x 1.88m)

Summerhouse / cabin

Garden measuring approximately
40' 1" x 31' 5" (12.22m x 9.58m)

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ABINGER DRIVE, CHATHAM, KENT, ME5 8UL

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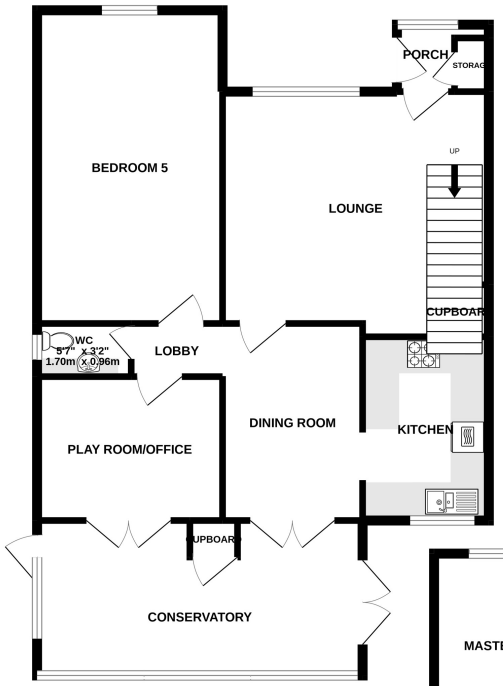
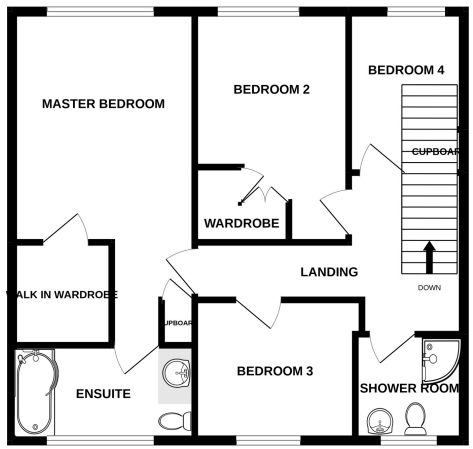
GROUND FLOOR
933 sq.ft. (86.6 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.9 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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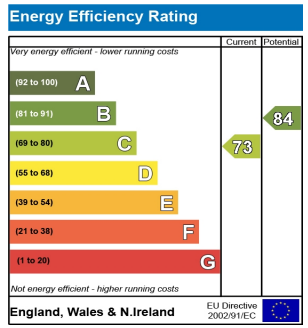
EFFICIENCY RATINGS



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.

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SITUATION

Lords Wood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.

DIRECTIONS

Head north on Walderslade Village Bypass towards Walderslade Road. Continue onto Walderslade Road. At the roundabout, take the second exit onto Princes Avenue. Turn right onto Dargets Road. At the roundabout, take the second exit onto Albemarle Road. Turn right onto Clandon Road Turn right onto Abinger Drive.

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Greyfox Prestige Walderslade

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