



MCKENZIE ROAD



Offers in Excess of £400,000 Freehold

## THE PROPERTY

When viewing this outstanding family home you will notice the property has extensive improvements internally and externally to create a lovely home.

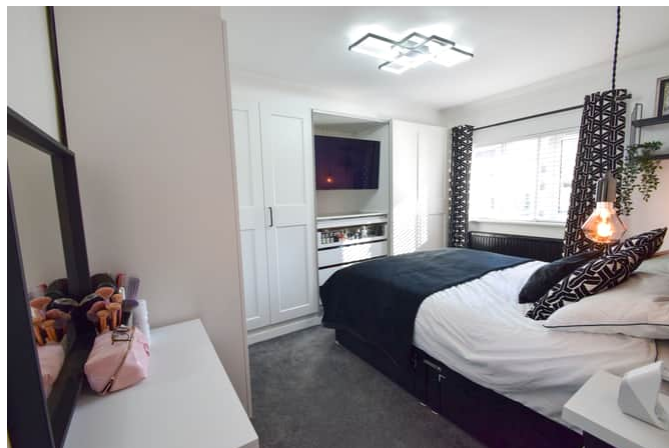
On entering you are welcomed to an entrance porch leading through to the light and spacious hallway and downstairs cloakroom. Continuing through you are welcomed to a good size lounge which is a lovely room to chill and unwind in which benefits from inset contemporary fire. The kitchen has been designed and equipped to a high specification, this to include Minerva kitchen worktops and splash back. Also offers a host of integrated appliances, this to include dishwasher, full size fridge and freezer, washing machine and tumble dryer. There is a further family room/dining room which is a great space for all the family to enjoy and a great space for entertaining with family and friends.

Moving upstairs you are greeted to three bedrooms, two of which are double rooms with fitted wardrobes. The premium bedroom is fitted with slide wardrobes and drawer units. The modern family bathroom has rain shower over, WC and double his and her wash hand basin.

Externally the wow factor continues with a low maintenance garden which has been landscaped with composite decking and a composite garden building which is currently being used as an office but would be great for an extension of this lovely home for family or visitors to stay over.

We do highly recommend a viewing, please call the Walderslade sales team for further details.





**Hallway**

**WC**

**Lounge**

13' 5" x 12' 6" (4.09m x 3.81m)

**Dining Room**

15' 4" x 14' 7" (4.67m x 4.45m)

**Kitchen**

18' 10" x 9' 7" (5.74m x 2.92m)

**Bedroom 1**

12' 4" x 9' 10" (3.76m x 3.00m)

**Bedroom 2**

9' 3" x 8' 5" (2.82m x 2.57m)

**Bedroom 3**

8' 8" x 7' 9" (2.64m x 2.36m)

**Family Bathroom**

**Composite Garden Office**

18' 10" x 7' 3" (5.74m x 2.21m)

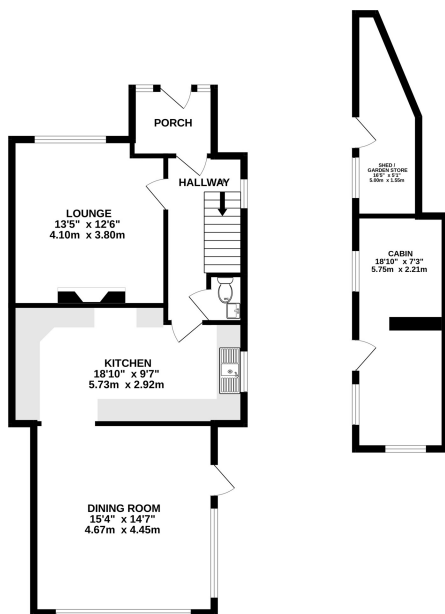
**Shed/Garden Storage**

16' 5" x 5' 1" (5.00m x 1.55m)

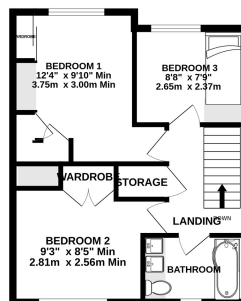


MCKENZIE ROAD, LORDSWOOD, CHATHAM, KENT, ME5 8DL

GROUND FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.4 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

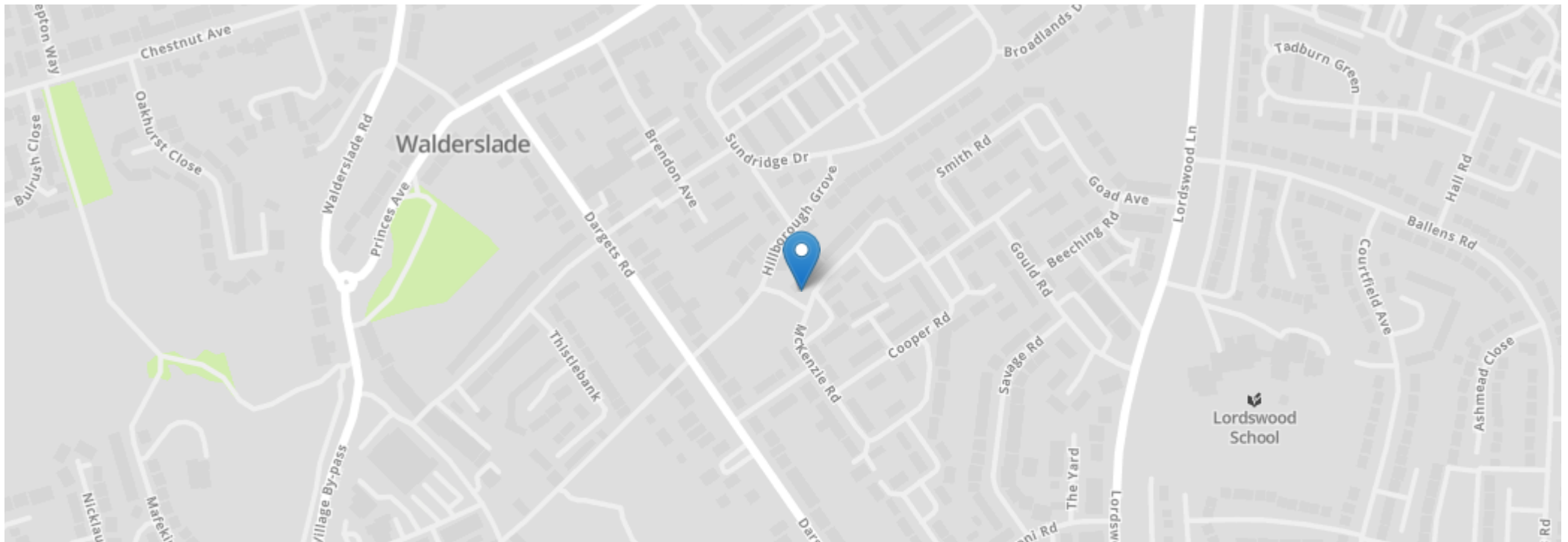
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	79
		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

Lordswood 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

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane and turn right onto Walderslade Village Bypass. Continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue and turn right onto Dargets Road. Turn left onto Blackthorn Avenue and turn left onto McKenzie Road and the property will be on the left.

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## Greyfox Prestige Walderslade

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