



PAPION GROVE



Guide Price £425,000 Freehold

THE PROPERTY

Guide Price £425,000 - £450,000

This property is tucked away in a sought after cul-de-sac in the popular location of Walderslade Woods. Ideal for walks and yet excellent access to the M2/ M20 motorway links and local schools. Beautifully maintained throughout with some travertine flooring and contemporary radiators, this would make a fantastic family home. On entering the property there is an entrance hall with plenty of storage and a mahogany staircase.

The downstairs cloakroom has a porcelain sink and concealed flush. The lounge is of a generous proportion with limestone feature fireplace and sliding patio doors to the rear garden. The modern kitchen has some integral appliances including an induction hob and dishwasher and a range of units and stone worksurfaces. There is a pitched roof to the conservatory allowing light to flood in. Upstairs there is access to the loft which has a ladder and light. There are 3 bedrooms and an immaculate bathroom, with marble tiled floors, a bath and large walk in shower plus sink.

The exterior rear garden is secluded with a lawned area and composite and teak decking area for alfresco dining in the warmer months. The garage houses the boiler and has a pitched roof. Additional parking provided for 2 vehicles by way of a driveway.

Great location.





Entrance Hall

W/C

Lounge

20' 4" x 12' 5" (6.20m x 3.78m)

Kitchen

10' 7" x 8' 9" (3.23m x 2.67m)

Conservatory

11' 10" x 11' 1" (3.61m x 3.38m)

Bedroom 1

12' 6" x 11' 5" (3.81m x 3.48m)

Bedroom 2

12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom 3

10' 2" x 8' 11" (3.10m x 2.72m)

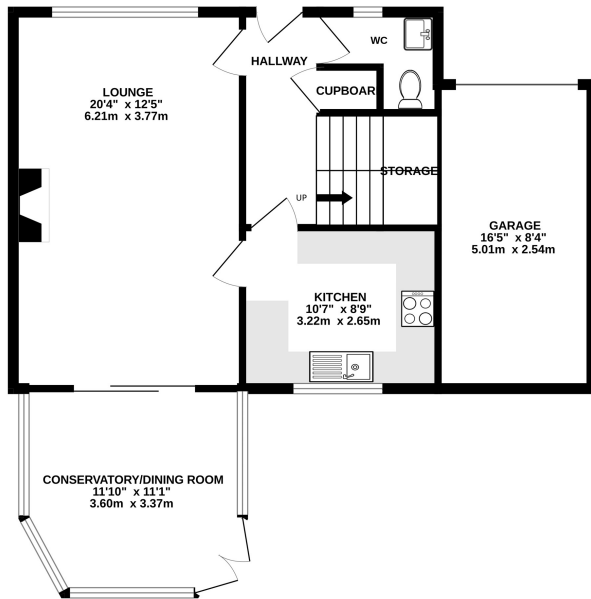
Bathroom

10' 1" x 5' 2" (3.07m x 1.57m)

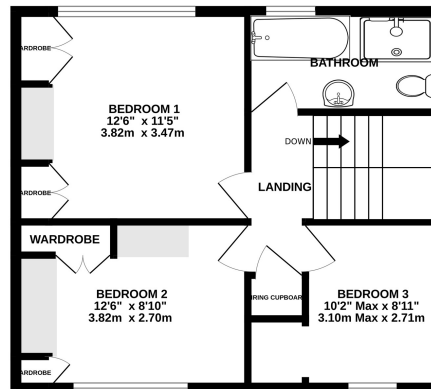


PAPION GROVE, WALDESLADE WOODS, KENT, ME5 9BS

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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

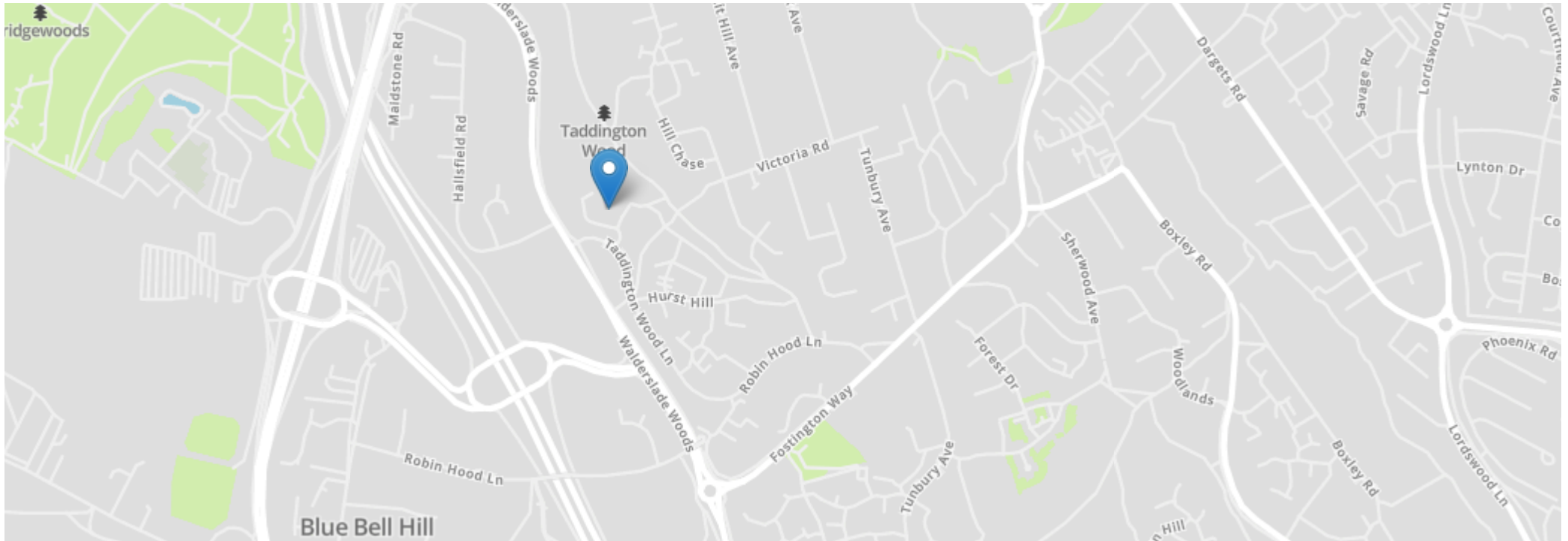
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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>.

Local Authority

Tonbridge & Malling
Band E



SITUATION

Walderslade Woods is within reach of Tunbury local primary school along with a variety of secondary schools, shopping parades, doctors surgery, dentist and chiropodist. The area offers good transport links to the A2/M2 M20 and M25. It is close to Chatham and Maidstone town centres as well as railways links. Ebbsfleet International is approximately 15 minutes away by car.

DIRECTIONS

Head South East on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane and turn left to stay on Robin Hood Lane. Turn right to stay on Robin Hood Lane and continue onto Taddington Wood Lane. Turn right onto Papion Grove.



Greyfox Prestige Walderslade

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