







Offers Over £425,000 Freehold

## THE PROPERTY

This extended semi-detached house is situated in a popular cul-de-sac in Lordswood. A great family home with local schools and amenities nearby.

Beautifully presented with versatile accommodation with a contemporary feel throughout. The front porch has double doors leading into the entrance hall. There is a handy downstairs cloakroom/ utility room in addition to the extended kitchen/ breakfast room which has three remote control velux windows, allowing light to flood in. The well appointed kitchen has built-in steam/ self-clean oven and microwave, induction hob, wine cooler with space for further appliances. The expansive doors and windows open out to the garden. There is a spacious lounge/ dining room and a useful home office/ study (formerly the garage).

Upstairs are four double bedrooms and family bathroom.

The rear garden is well maintained and laid to lawn on a level plot so ideal for all the family and pets. Side gate access leads out to the front driveway which has space for multiple vehicles, motorhome etc.

Larger than the average four bedroom house, must be viewed to appreciate.





**Porch**

**Hallway**

**Lounge/ Diner**

25' 6" x 11' 11" (7.77m x 3.63m)

**Kitchen/ Dining Room**

25' 11" x 20' 1" (7.90m x 6.12m)

**Office/ Bedroom 5**

15' 6" x 7' 10" (4.72m x 2.39m)

**WC**

**Bedroom 1**

13' 4" x 9' 2" (4.06m x 2.79m)

**Bedroom 2**

10' 3" x 8' 10" (3.12m x 2.69m)



**Bedroom 3**

17' 10" x 8' 1" (5.44m x 2.46m)

**Bedroom 4**

14' 2" x 8' 1" (4.32m x 2.46m)

**Bathroom**

7' 7" x 5' 5" (2.31m x 1.65m)

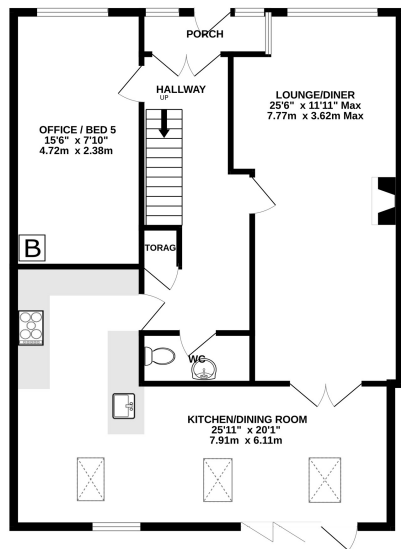




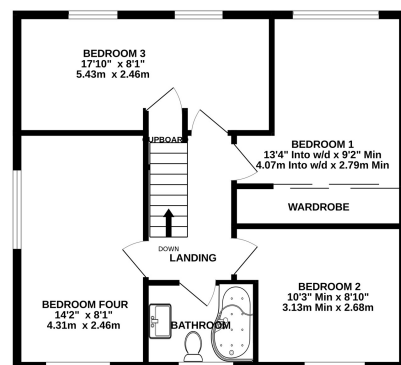


PANTON CLOSE, CHATHAM, KENT, ME5 8PP

GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1522 sq.ft. (141.4 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			
		77	85
England, Scotland & Wales		EU Directive 2002/91/EC	

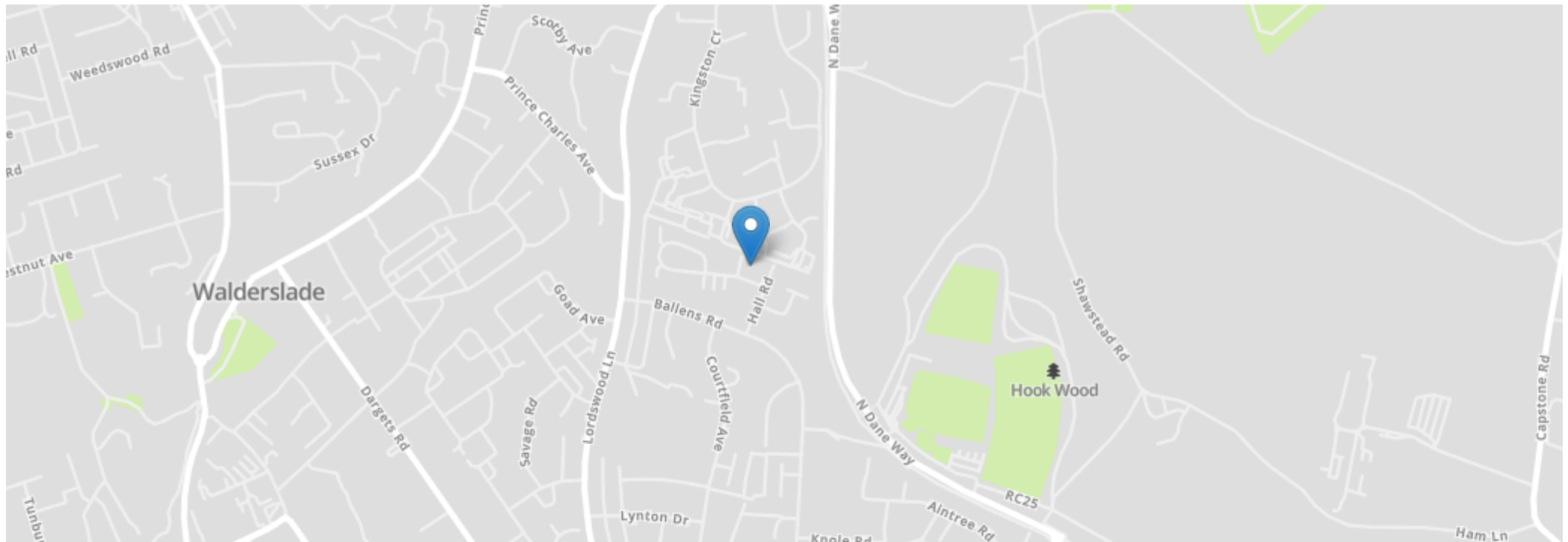
### AGENT NOTES

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

Medway  
Band D





## 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

Heading from Walderslade Village, at the roundabout, take the 2nd exit onto Prince Charles Avenue. At the next roundabout, take the 2nd exit onto Lords Wood Lane. Turn left onto Ballens Road and turn left onto Hall Road. Turn left onto Tadburn Grn, turn right onto Panton Close. The property will be on the right.



## Greyfox Prestige Walderslade

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