



BOXLEY ROAD



Guide Price £560,000 Freehold

THE PROPERTY

Guide Price £560,000 - £580,000

If you are searching for the ideal family home situated in a sought after peaceful location, then this could be the one. The property sits on a good size elevated plot. The current owners have placed a lot of time and care into presenting this wonderful home.

On approaching this home, it is noticeable the space the property offers to the front with a large terrace area with a back drop of woodlands. This is such a great space for entertaining with family and friends. Stepping inside, you are welcomed to the outstanding open plan Kitchen/Diner which the owners have thought through when planning as this is such a great space, with Bi-fold doors leading onto the terrace, an extension of the home. The modern fitted kitchen comprises of a range of fitted units with ample quality worksurfaces, a central island and breakfast bar as well as a host of integrated appliances to include dishwasher, wine cooler, fridge & freezer and range cooker. This really is a great space to chill and unwind overlooking the terrace. Also, it has the benefit of a utility room/ storage and seperate modern fitted WC.

Continuing through you have a good size lounge which again is a great cosy room to relax in.

Moving upstairs you have three good sized bedrooms, the premium bedroom is a lovely room with a Juliet balcony with French doors opening onto the established gardens. Also offers a modern fitted shower room. The family bathroom is a lovely space as it offers a raised free standing bath, taking in the view of the garden, a separate shower, WC and wash hand basin.

Externally, the property sits on a generous size plot set back from Boxley Road and back onto Woodlands, offering an abundance of trees and shrubs. The raised decking and shrub area is a great spot to take in the outstanding view across the valley whilst chilling. The Woodlands are also accessed via the garden.

To the front you have the garage and parking.

This very much is an individual property and a viewing is a must to appreciate the accommodation on offer.



BOXLEY ROAD, WALDESLADE WOODS, KENT, ME5 9JD



Garage

19' 11" x 11' 11" (6.07m x 3.63m)

Open Plan Kitchen/Family Room

23' 7" x 14' 7" (7.19m x 4.45m)

Pantry

Lounge

15' 2" x 10' 10" (4.62m x 3.30m)

WC

Bedroom 1

10' 10" x 9' 6" (3.30m x 2.90m)

Ensuite

Bedroom 2

11' 1" x 9' 6" (3.38m x 2.90m)

Bedroom 3

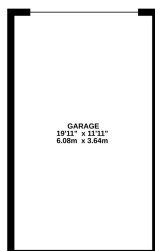
12' 10" x 7' 10" (3.91m x 2.39m)

Bathroom

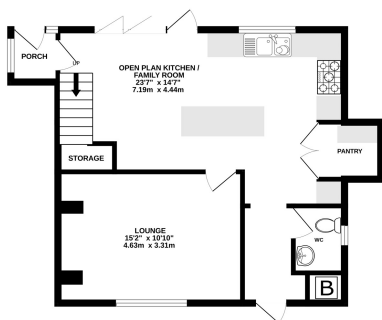


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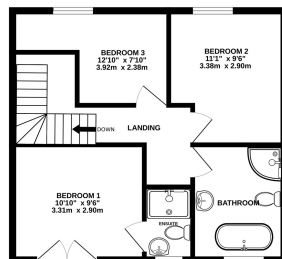
LOWER GROUND FLOOR
235 sq.ft. (22.1 sq.m.) approx.



GROUND FLOOR
560 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (42.9 sq.m.) approx.




TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

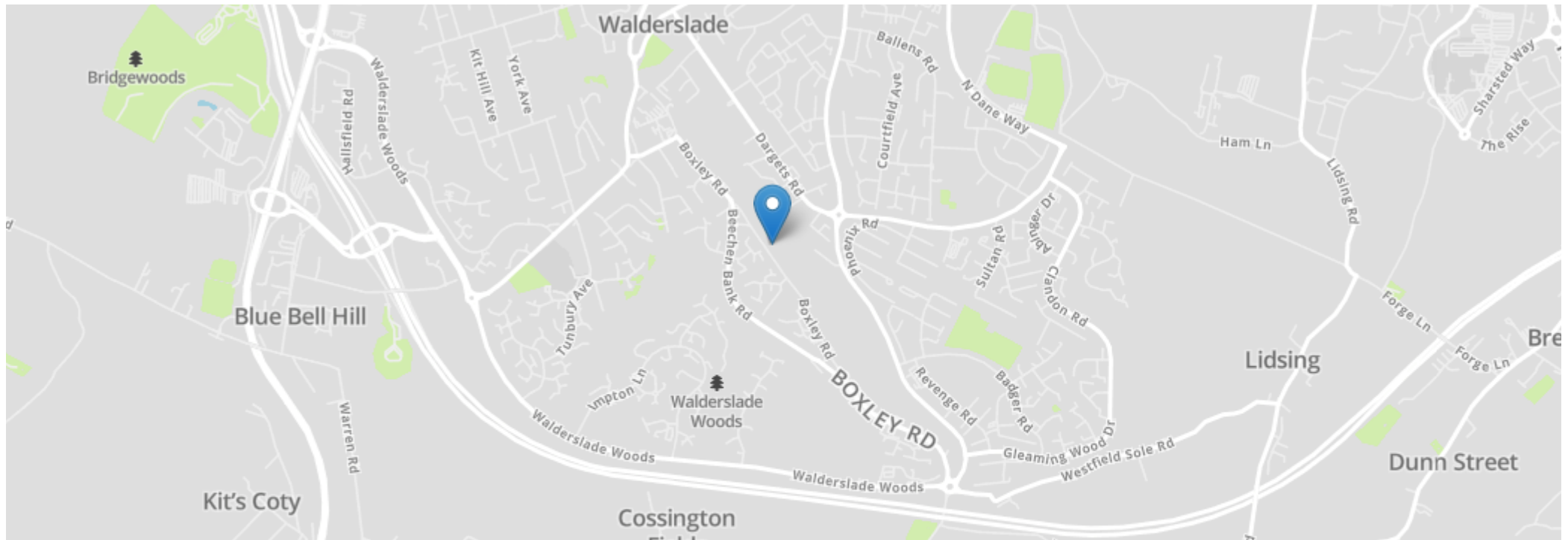
AGENT NOTES

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

Maidstone

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

From Walderslade village, head South-East on Walderslade Road. At the roundabout, take the 1st exit onto Boxley Road. Continue onto Beechen Bank Road. Continue onto Boxley Road. At the roundabout, take the 3rd exit onto Harp Farm Rd Turn right onto Lidsing Road. Lidsing Rd turns left and becomes Pilgrims Way. Slight right onto The Street & Boxley Road.

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Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR
Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

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