



**STANLEY ROAD**







£450,000 Freehold

## THE PROPERTY

Being offered with no onward chain is this four bedroom detached lovely home situated in a quiet location and perfect for the growing family.

This lovely home is set across two floors. When entering you are welcomed to the entrance hallway leading through to the lounge and dining room, downstairs WC and it also benefits from a utility room with access to the garage. There is also a modern fitted kitchen with integrated oven/ hob and dishwasher.

Moving upstairs, you have four good size bedrooms and a family bathroom.

Moving outside, there is parking for two/ three cars, leading to the garage and lawn area. To the rear you have ended garden with terrace area which is ideal to unwind and chill with family and friends.

We do recommend a viewing to appreciate this great family home.

Please call the sales team for further details.





**Hallway**

**WC**

**Lounge**

15' 1" x 13' 7" (4.60m x 4.14m)

**Reception 2**

11' 6" x 10' 3" (3.51m x 3.12m)

**Kitchen**

10' 7" x 9' 9" (3.23m x 2.97m)

**Utility Room**

**Garage**

**Bedroom 1**

13' 10" x 8' 8" (4.22m x 2.64m)

**Bedroom 2**

10' 9" x 8' 8" (3.28m x 2.64m)

**Bedroom 3**

9' 7" x 6' 5" (2.92m x 1.96m)

**Bedroom 4**

10' 11" x 6' 7" (3.33m x 2.01m)

**Bathroom**

**Garden**

29' 0" x 34' 0" (8.84m x 10.36m)

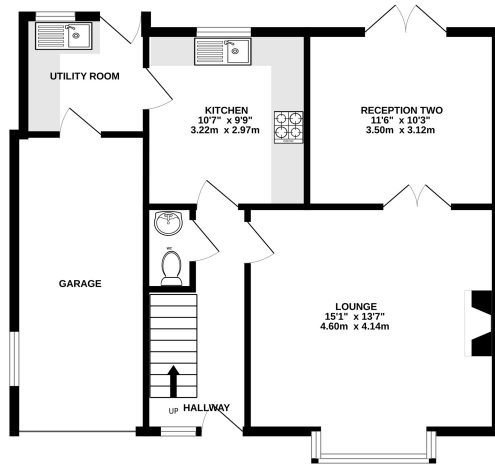




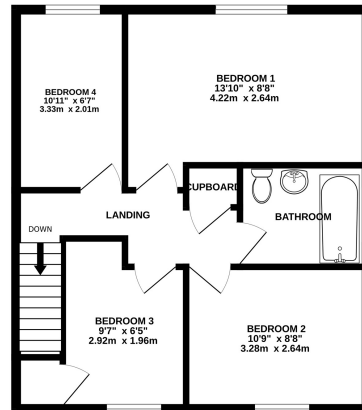
STANLEY ROAD, CHATHAM, KENT, ME5 8LN



GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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>		86
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	65	
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
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

Medway  
Band E





## 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

From Walderslade Village, head south-east on Walderslade Road and at the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. At the next roundabout, take the 2nd exit onto Prince Charles Avenue. Turn left onto Scotby Avenue, turn left onto Lords Wood Lane and at the roundabout, take the 1st exit and stay on Lords Wood Ln Turn right onto Archer Rd Turn left onto Stanley Rd and the property will be on the right.

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## Greyfox Prestige Walderslade

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