



LORDS WOOD LANE







Offers in Excess of £725,000 Freehold

## THE PROPERTY

Superb, larger than average, four bedroom house in the ever popular Lordswood area with a 0.19 Acre plot size. If you are looking for a family home that has versatility of space with an outbuilding/lodge with its own kitchenette that can provide home office working or extra space for entertaining, then this would be the perfect property.

Sitting back from the road, the large pavia driveway leads to the double garage, so ample parking for multiple vehicles. A few steps lead to the welcoming front entrance.

On entering you are greeted by a galleried entrance vestibule which gives an impressive introduction to the substantial living accommodation. Off of the hallway is a downstairs cloakroom and double doors lead to a dining room of approximately 20ft. The lounge has a brick built feature fireplace with patio doors to the garden. The kitchen is well appointed with space for a range cooker, granite work surfaces and a door to the handy utility room. An archway leads from the kitchen to a family/breakfast room with bi-fold doors to the pitch roofed conservatory, a beautiful space overlooking the garden.

On the first floor is a galleried landing with view to the front. The four bedrooms are of a double size with the principal bedroom having a larger than average ensuite with double shower cubicle and bidet. The main bathroom has a corner bath and shower cubicle.

The rear garden has a well maintained lawn with established shrub borders and there are numerous patio areas in which to sit to enjoy different aspects of the expansive garden. There is also a hidden vegetable plot behind the lodge, ideal for the keen gardener. The timber built lodge benefits from mains water and sewerage system and electrics and has a kitchenette area and WC. Divided into two rooms, this space can provide multiple usage.

Must be viewed to appreciate the space available. An ideal family home with local amenities and schools to complete the picture.



LORDS WOOD LANE, LORDSWOOD, KENT, ME5 8JU



### **Lounge**

23' 2" x 12' 0" (7.06m x 3.66m)

### **Kitchen/Breakfast Room**

12' 11" x 9' 6" (3.94m x 2.90m)

### **Conservatory**

19' 0" x 12' 10" (5.79m x 3.91m)

### **Utility Room**

9' 6" x 6' 7" (2.90m x 2.01m)

### **WC**

### **Dining Room**

20' 6" x 17' 0" (6.25m x 5.18m)

### **Bedroom 1**

12' 9" x 12' 0" (3.89m x 3.66m)

### **Ensuite**

9' 11" x 7' 9" (3.02m x 2.36m)

### **Bathroom**

10' 3" x 7' 7" (3.12m x 2.31m)

### **Bedroom 2**

13' 2" x 9' 10" (4.01m x 3.00m)

### **Bedroom 3**

10' 0" x 8' 10" (3.05m x 2.69m)

### **Bedroom 4**

9' 8" x 9' 6" (2.95m x 2.90m)

### **Lodge**

18' 5" x 7' 3" (5.61m x 2.21m)

### **Double Garage**

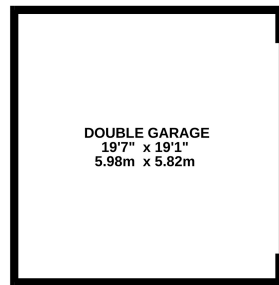




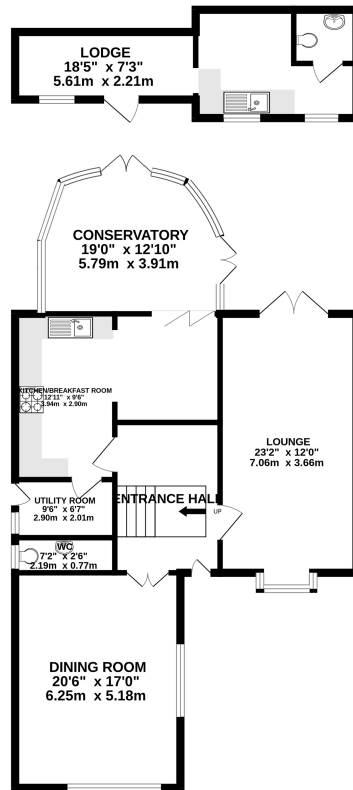
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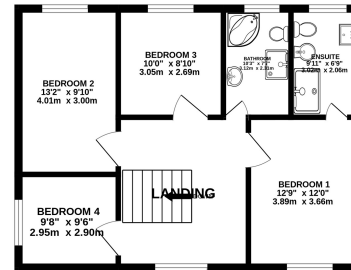
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR

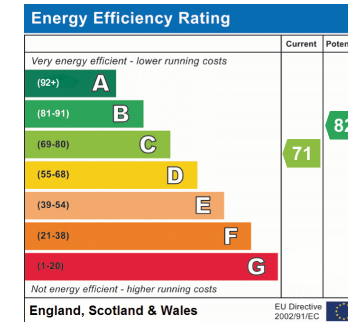


TOTAL FLOOR AREA : 1799 sq.ft. (167.1 sq.m.) approx.

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



### AGENT NOTES

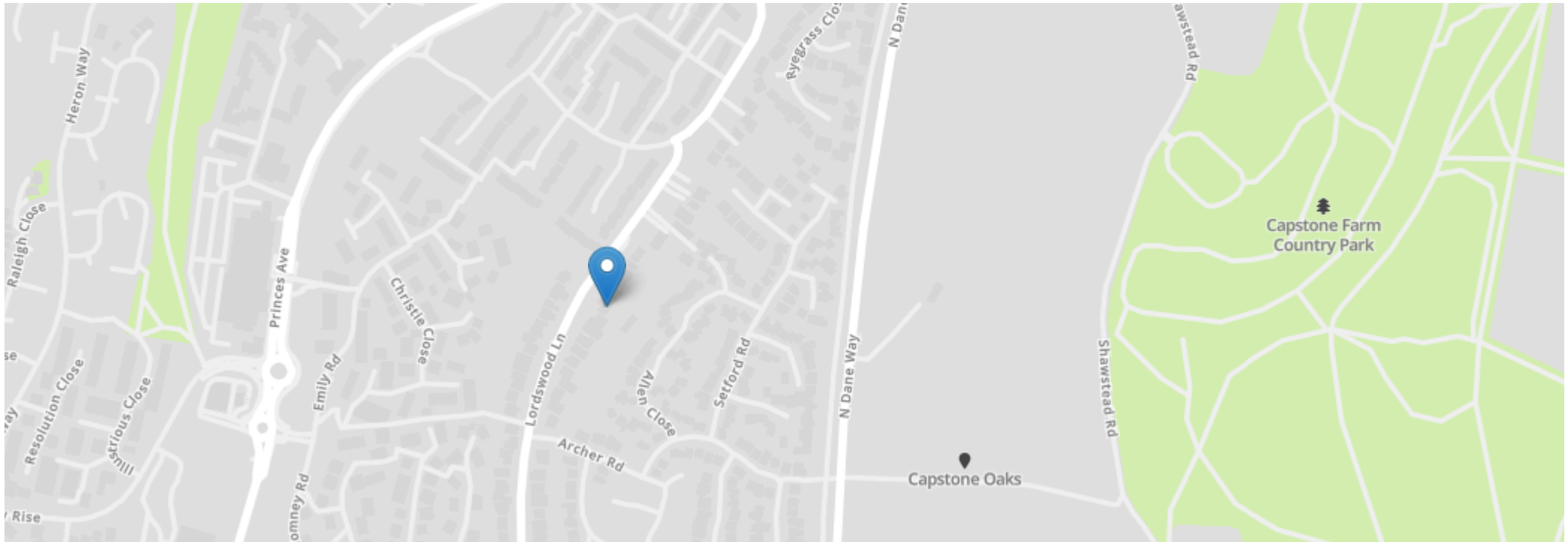
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### Local Authority

Medway

Band G





## 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. Turn right onto Walderslade Village Bypass. Continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. At the roundabout, take the 2nd exit onto Prince Charles Avenue. At the next roundabout, take the 1st exit onto Lords Wood Lane. At the roundabout, take the 1st exit and stay on Lords Wood Lane and the property will be on the right.

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## Greyfox Prestige Walderslade

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