



TUNBURY AVENUE



£695,000 Freehold

THE PROPERTY

Beautiful individually built four bedroom family home which is well presented throughout by the current owners. Situated in one of the sought after neighbourhoods in Walderslade. Tunbury Avenue is a great location and within walking distance of local amenities and the popular Tunbury Schools.

On approaching this wonderful home you will automatically notice there is ample parking space for multiple cars for all the family and visitors. From the moment you enter through the door into the hallway you will feel a sense of space, continuing through to a good size dining room / fifth bedroom which could be easily converted. French doors lead to a welcoming good size lounge which is a lovely room to relax and unwind overlooking the beautifully kept garden. The further accommodation comprises of a reception room which is currently being used as a study and a modern fitted kitchen / breakfast room offering a range of quality high gloss finish units and a host of integral appliances and ample worksurfaces. Also the property has the added benefit of a utility room with further fitted units and access to the garage.

Externally there is a driveway providing parking for numerous cars and access to the integral garage. The rear garden is perfect for children to play in and a great outdoor space to entertain with family and friends. There is a well tended garden with a beautiful tree and shrub borders. A large patio area and a covered pergola seating area completes this lovely outside space. Additional benefits include a summer house with lighting and power, ideal as an office or a hobby room or just to relax in.

There is no doubt this is an outstanding home and we would recommend a viewing. Call the Greyfox Sales team today!



TUNBURY AVENUE, WALDESLADE, KENT, ME5 9EJ



Entrance Hall

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

Cloakroom

Lounge

18' 11" x 13' 11" (5.77m x 4.24m)

Reception 2

12' 10" x 10' 2" (3.91m x 3.10m)

Kitchen/Breakfast Room

13' 9" x 11' 11" (4.19m x 3.63m)

Dining Room

13' 11" x 9' 2" (4.24m x 2.79m)

Landing



Bedroom 1

21' 4" x 11' 9" (6.50m x 3.58m)

En-Suite

Bedroom 2

9' 10" x 18' 8" (3.00m x 5.69m)

Bedroom 3

9' 5" x 11' 0" (2.87m x 3.35m)

Bedroom 4

8' 0" x 15' 1" (2.44m x 4.60m)

Bathroom

Garden

140' x 40' (42.67m x 12.19m)

Garage

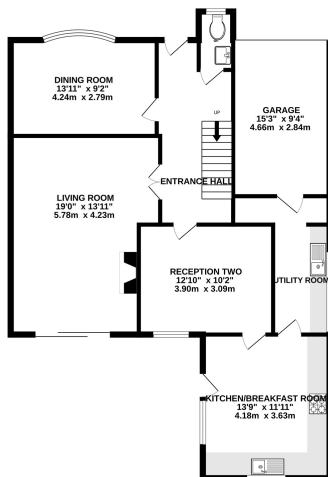


Driveway

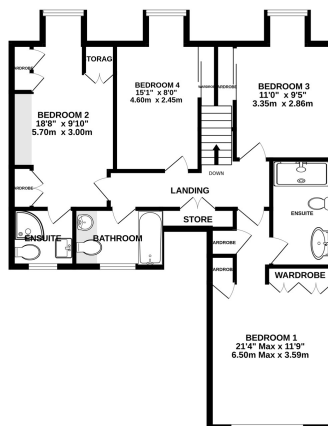


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GROUND FLOOR
1025 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 1875 sq.ft. (174.2 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

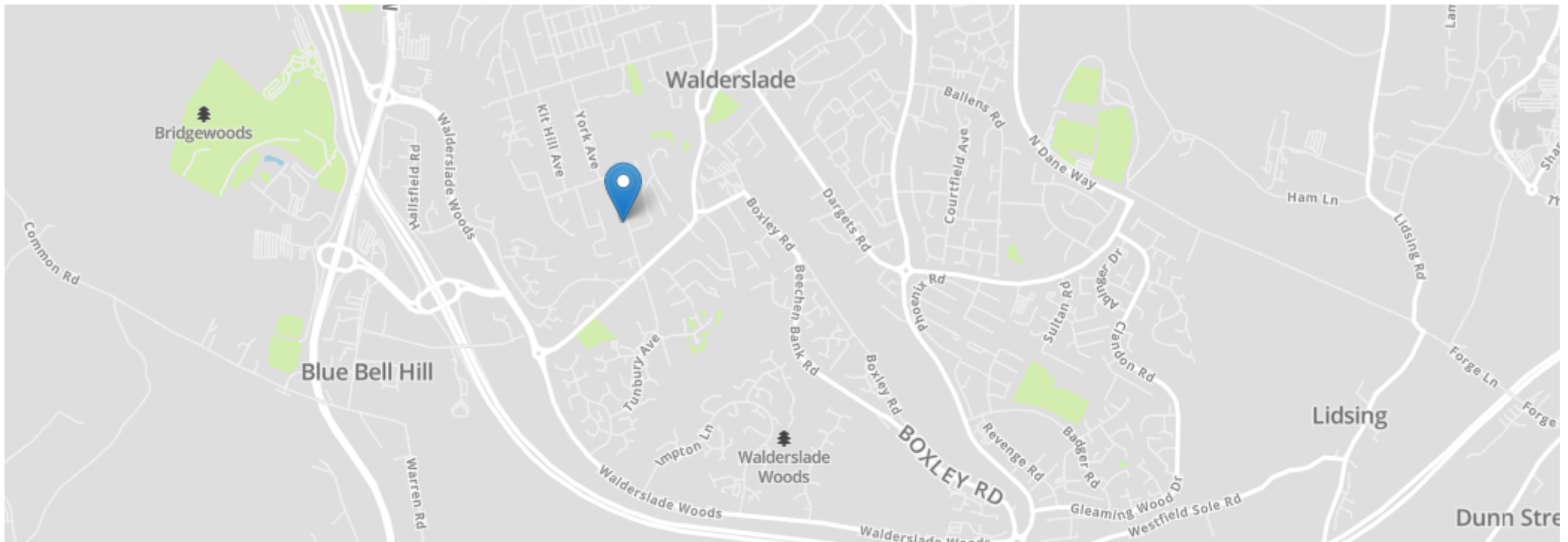
AGENT NOTES

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

Medway council

Band E



SITUATION

Walderslade is within reach of local primary and secondary schools, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Dockside centre plus Bluewater Shopping Centre being approximately 20 minutes away by car. The area offers good transport links to the A2/M2, M20 and M25 plus Ebbsfleet International and Ashford.

DIRECTIONS

From the M2 coast bound enter the ramp on the left towards Chatham. You will then enter Taddington Wood Junction where you would take the 3rd exit onto A2045. Enter the roundabout and take the 1st exit onto Fostington way and continue straight onto Robin Hood Lane where you will then turn left onto Tunbury Avenue.

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Greyfox Prestige Walderslade

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