



SHERWOOD AVENUE



Guide Price £450,000 Freehold

## THE PROPERTY

Guide Price £450,000 - £475,000

This stunning detached house is situated at the top of a no through road with walks to Walderslade Woods on the doorstep. Walderslade itself is a suburb of Chatham and has a local shopping village with excellent amenities and easy access to the M2/ M20 motorway links and a variety of schools are near to hand.

The current vendors have transformed the property into a wonderful family home. The entrance porch leads into a spacious split level hall with a contemporary glass panel staircase to the first floor. To the front aspect is a welcoming lounge and a separate study/ playroom. The kitchen/ dining room is of generous proportions and is the heart of the home, comprising a range of units and worksurfaces. Integral appliances include: oven, microwave, induction hob, fridge freezer and dishwasher. Bifold doors open out onto the garden which is family and pet friendly. Upstairs are four spacious bedrooms and a family bathroom.

To complete the picture, there is parking in the form of a garage with power and light and a driveway.

Must be viewed.





**Entrance Hall**

**WC**

**Study/ Playroom**

9' 1" x 8' 2" (2.77m x 2.49m)

**Kitchen**

29' 3" x 9' 10" (8.92m x 3.00m)

**Lounge**

14' 10" x 13' 8" (4.52m x 4.17m)

**Bedroom 1**

14' 6" x 10' 0" (4.42m x 3.05m)

**Bedroom 2**

14' 0" x 11' 1" (4.27m x 3.38m)



**Bedroom 3**

9' 3" x 8' 10" (2.82m x 2.69m)

**Bedroom 4**

9' 7" x 8' 1" (2.92m x 2.46m)

**Bathroom**

10' 7" x 6' 1" (3.23m x 1.85m)

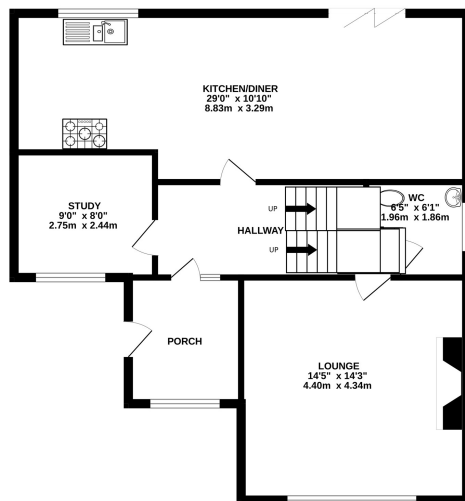
**Garage**



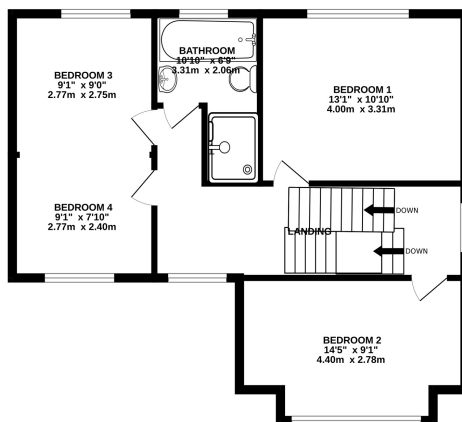


SHERWOOD AVENUE, WALDERSLADE, KENT, ME5 9PR

GROUND FLOOR



1ST FLOOR



## 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>	61	73
(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

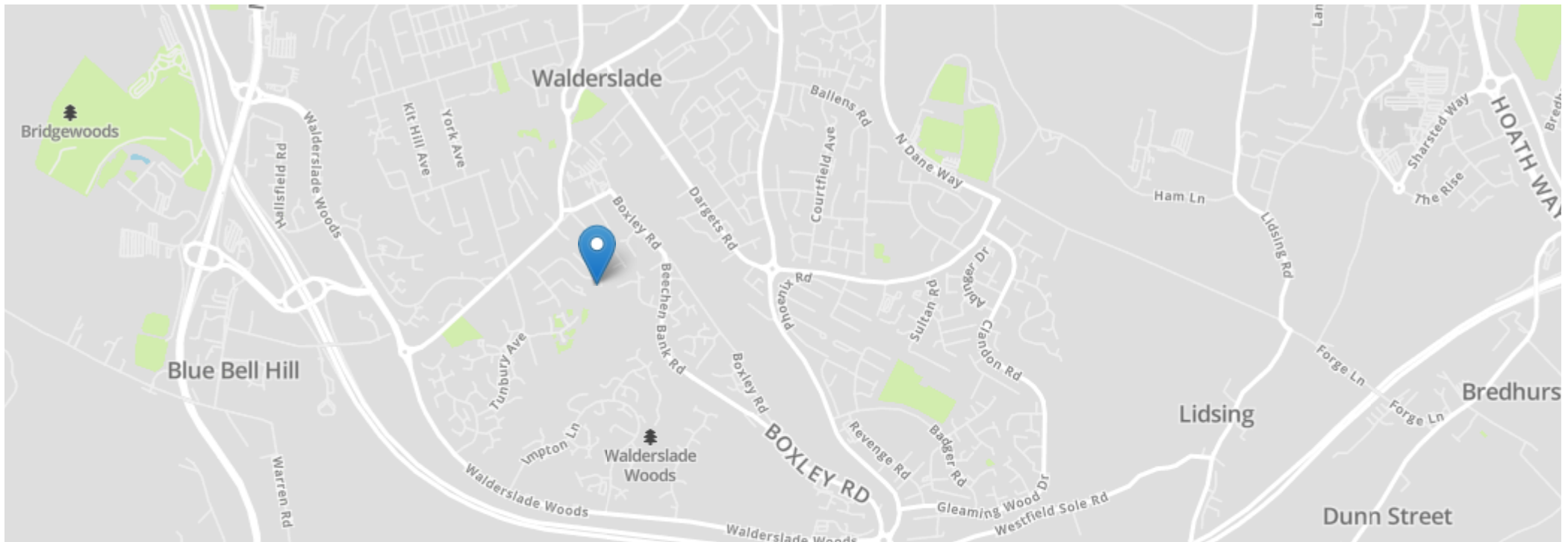
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### Local Authority

Medway  
Band E

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PRESTIGE HOMES  
NEW HOMES  
OVERSEAS  
SALES  
MORTGAGES  
CONVEYANCING



## 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 second exit onto Robin Hood Lane. Turn left onto Sherwood Avenue.

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## Greyfox Prestige Walderslade

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