



WOODLANDS



Guide Price £900,000 Freehold

## THE PROPERTY

\* Guide Price £900,000 - £925,000\*

Woodlands is a road of unique architect designed detached properties, in what is a desirable area in Walderslade. Located at the end of a quiet cul-de-sac, the house is situated on a generous size corner plot.

As you approach this executive family home you will appreciate the individual design and size. On entering you will be immediately impressed by this magnificent family home, which is presented to a very high standard and designed for modern family life.

The open plan configuration, creates a feeling of space as you walk through the three light and airy reception rooms. There are numerous focal points including the double-sided log burner split across two lounges, curved steps throughout, the vast living area, modern fitted kitchen including a large central island with granite and oak work surfaces, and the expanse of patio doors leading to the secluded south/south west facing sun trap garden.

Continuing through the property there is a downstairs WC, large utility room and internal staircase down to the garage. The double garage (with motorised doors), also has plentiful workshop/storage space around the vehicles, whilst the driveway offers parking for four cars.

The oak and glass staircase leads to the first floor landing which floods the house with natural light. There are five bedrooms, 4 of which are doubles and a generous family bathroom with separate bath and shower cubicle. The principle bedroom with en-suite includes an extra large shower, twin basins and WC.

The large rear garden is mainly laid to lawn with two side access gates, multiple patio areas offering plenty of space to entertain and relax with family and friends.

The property is walking distance to two primary schools, Walderslade village and pub, and only 100m walk to the woods.



WOODLANDS, WALDESLADE CHATHAM, KENT, ME5 9JX



**Upper lounge**

30' 9" x 14' 7" (9.37m x 4.45m)

**Sun room**

15' 1" x 11' 2" (4.60m x 3.40m)

**Lower Lounge**

28' 5" x 18' 3" (8.66m x 5.56m)

**Kitchen / Breakfast room**

20' 4" x 15' 1" (6.20m x 4.60m)

**Utility Room**

12' 7" x 8' 9" (3.84m x 2.67m)

**WC**

**Bedroom 1**

15' 7" x 19' 3" (4.75m x 5.87m)



**Bedroom 2**

12' 5" x 11' 5" (3.78m x 3.48m)

**Bedroom 3**

13' 0" x 9' 2" (3.96m x 2.64m)

**Bedroom 4**

13' 11" x 7' 8" (4.24m x 2.34m)

**Bedroom 5**

8' 9" x 7' 5" (2.67m x 2.26m)

**Ensuite**

16' 7" x 7' 8" (5.05m x 2.34m)

**Bathroom**

9' 7" x 7' 7" (2.92m x 2.31m)



**Garden**

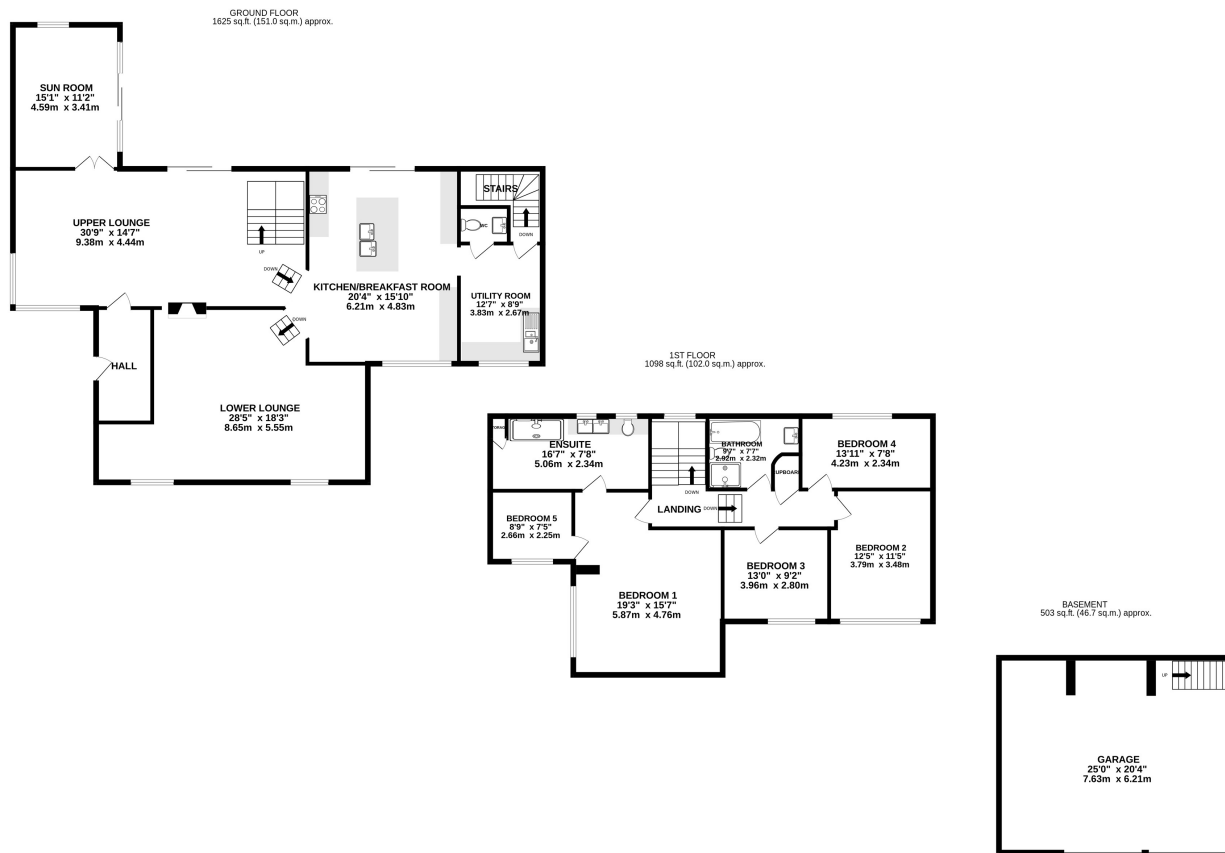
60' 0" x 69' 0" (18.29m x 21.03m)

**Garage**

25' 0" x 20' 4"




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TOTAL FLOOR AREA : 3226 sq.ft. (299.7 sq.m.) approx.

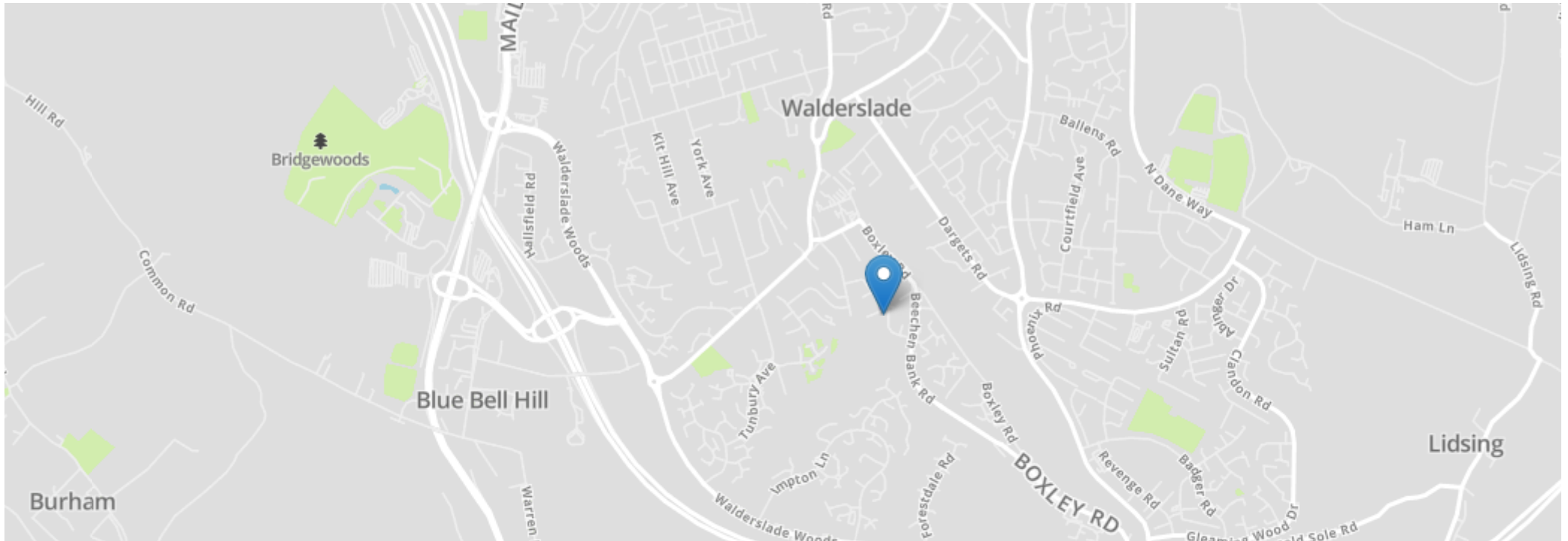
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
(92-100)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(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>.



## 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.

## DIRECTIONS

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