



TUNBURY AVENUE



Offers in Excess of £550,000 Freehold

THE PROPERTY

Being offered with no forward chain is this individually built three double bedroom Detached Bungalow. You will be pleasantly surprised by how spacious and versatile the accommodation is throughout. There is further potential, if desired, to extend (subject to relevant planning permission).

The accommodation comprises: entrance porch which leads to a spacious entrance hall which all rooms lead off. The kitchen/ diner/ breakfast room is a great size and offers a range of oak effect wall and base units with a centre island with gas hob, integrated oven and microwave and plumbing for a dishwasher. This is an ideal space for those gatherings with family and friends. Also with utility room with side access.

The lounge is a very spacious room, again a lovely room to relax and chill with family, also with the added benefit of the conservatory overseeing the private enclosed garden.

There are three double bedrooms, two of which have fitted wardrobes. They are located at the front of the Bungalow which allows no disturbances. Also an added benefit is a shower room and separate bathroom which if desired could be altered to be the ensuite to the premium bedroom.

Moving outside, you are presented to a well tended rear garden, mainly laid to lawn with patio area and a variety of trees and shrubs. Also side gated access leading to the garage with electrical roller door and driveway to accommodate three cars.





Porch

Entrance Hall

Living Room

22' 11" x 14' 2" (6.99m x 4.32m)

Kitchen/Diner

18' 0" x 13' 0" (5.49m x 3.96m)

Utility Room

Shower Room

Bathroom

10' 5" x 6' 9" (3.17m x 2.06m)

Bedroom 1

13' 9" x 12' 11" (4.19m x 3.94m)

Bedroom 2

13' 7" x 11' 1" (4.14m x 3.38m)

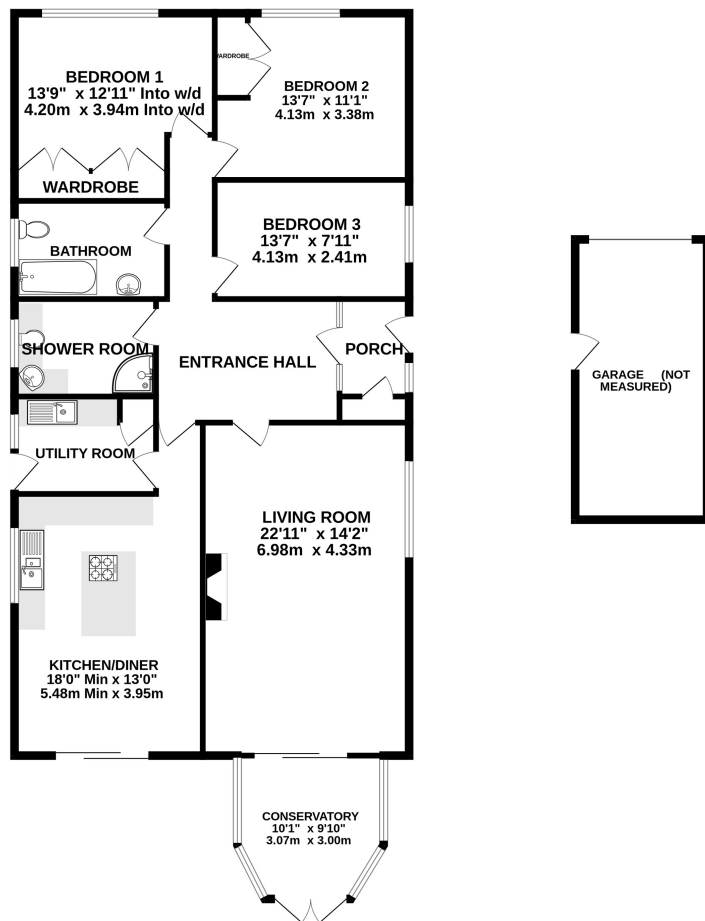
Bedroom 3

13' 7" x 7' 11" (4.14m x 2.41m)




TUNBURY AVENUE, CHATHAM, KENT, ME5 9HY

GROUND FLOOR
1646 sq.ft. (152.9 sq.m.) approx.



TOTAL FLOOR AREA: 1646 sq.ft. (152.9 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

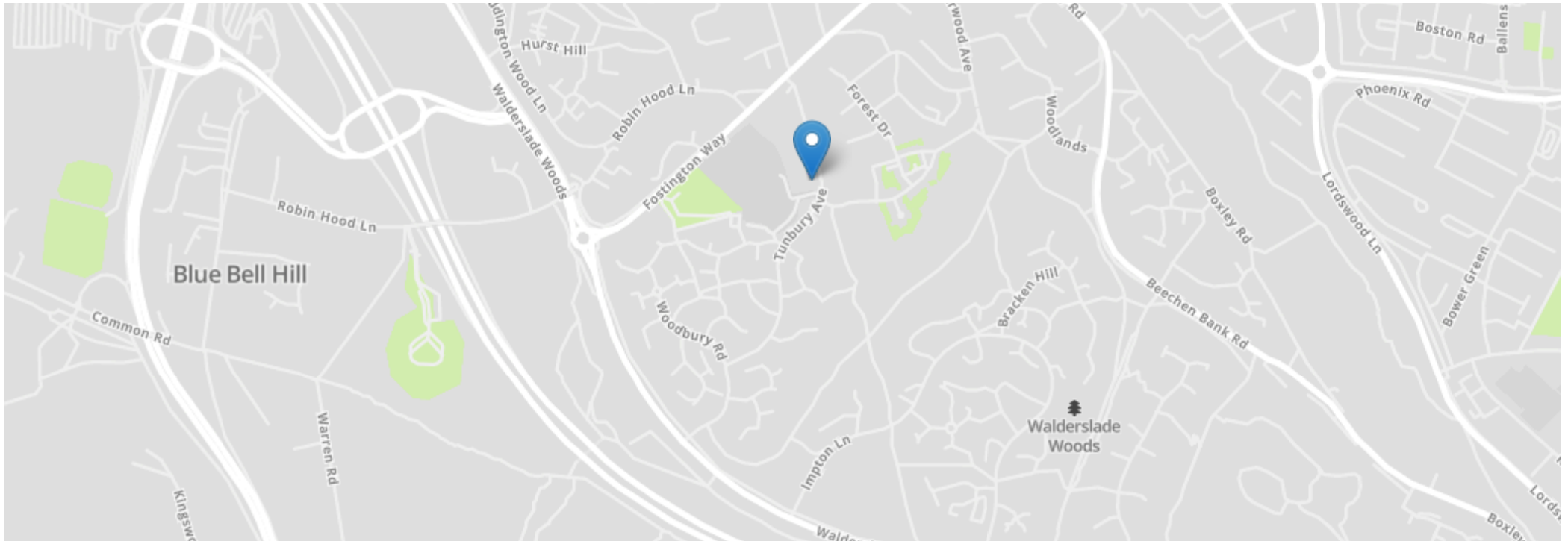
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Tonbridge & Malling
Band F



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 Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane and turn left to stay on Robin Hood Lane. Turn left onto Tunbury Avenue.

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Greyfox Prestige Walderslade

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