



5 Woodvale Avenue, Chestfield, Whitstable



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£550,000 Freehold

Positioned in a perfect setting in a very desirable road in Chestfield, is this fantastic three-bedroom detached bungalow. The property boasts a good size front garden with ample parking and secluded rear garden which is mainly laid to lawn and offers plenty of privacy. Internally the spacious, light and airy accommodation flows well with a front porch leading to the reception hallway, a sitting room to the front with a door leading to a good-sized dining room which opens to the kitchen. To the rear of the property are three bedrooms, one leading to a conservatory, and a wet room which offers easy accessibility. The garage has been converted by the current owners which could easily be made into a study/office for working from home or a games room. An internal viewing comes highly recommended to appreciate the size and layout of this beautiful bungalow.

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Ground Floor

Entrance Porch

Double glazed front entrance door, double glazed windows to front and side.

Entrance Hall

Double glazed window to side.

Lounge

11' 10" x 18' 0" (3.61m x 5.49m) Double glazed window to front, radiator.

Dining Area

10' 1" x 10' 11" (3.07m x 3.33m) Double glazed window to side, radiator, open plan arrangement to:

Kitchen

12' 0" x 10' 11" (3.66m x 3.33m) Range of matching wall and base units, tiled splash backs, stainless steel sink and drainer unit with mixer tap, space for washing machine, space for tumble dryer, space for fridge freezer, electric oven and hob with extractor fan over, double glazed window to rear, double glazed frosted door to side leading to the rear garden.

Inner Hall

Shower Room

9' 8" x 5' 7" (2.95m x 1.70m) Shower, low level WC, wash hand basin set in vanity unit, fully tiled walls, tiled flooring.

Bedroom Two

8' 11" x 12' 5" (2.72m x 3.78m) Double glazed window to front.

Bedroom One

13' 1" x 12' 5" (3.99m x 3.78m) Double glazed window to rear, radiator.

Bedroom Three

9' 3" x 9' 7" (2.82m x 2.92m) Radiator, double glazed doors to rear leading to:

Conservatory

8' 0" x 13' 1" (2.44m x 3.99m) Double glazed surround, doors to rear leading to the garden, door to side leading to the garden.

Home Office/Studio

17' 11" x 8' 9" (5.46m x 2.67m) Double glazed window to front, door to side.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn, mature trees and shrubs, flowering borders, garden shed, paved patio area.

Front Garden

Open plan frontage, laid to lawn, flowering borders, mature trees and shrubs, driveway providing off road parking for several vehicles.

Council Tax Band E

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	80