



AINTREE ROAD





Guide Price £395,000 Freehold

## THE PROPERTY

Guide Price £395,000 - £425,000

We are pleased to offer this immaculate three bedroom detached home located in a residential area, in the 'Race Course development' where rarely do properties become available.

On approaching this lovely home, it is noticeable the potential to extend, subject to relevant planning permissions. The current owners have maintained and presented throughout as it is offered with space and style designed for modern living. To the ground floor the property comprises of kitchen/diner which comprises of a variety of fitted units and ample worksurfaces with a host of integrated appliances to include double oven & electric hob, integrated dishwasher and fridge freezer. Also with the added benefit of a downstairs WC. The spacious living room is a lovely space to chill and unwind with French doors leading out onto the private rear garden and in the winter months there is the benefit of the wood burner.

Moving upstairs you have the three bedrooms, the main offered with fitted wardrobes, and a family bathroom with shower.

Moving outside the property sits on a corner plot and is mainly laid to lawn with a raised decking area which is a great space to relax and entertain with family and friends and is also a place for children to play safely. There is access to the garage which the owners are using as storage. To the front the garden is mainly laid to lawn with parking.



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## Hallway

## WC

## Living Room

15' 8" x 11' 10" (4.78m x 3.61m)

## Kitchen/Diner

15' 8" x 11' 10" (4.78m x 3.61m)

## Bedroom 1

15' 8" x 11' 2" (4.78m x 3.40m)

## Bedroom 2

9' 6" x 7' 4" (2.90m x 2.24m)

## Bedroom 3

9' 6" x 8' 4" (2.90m x 2.54m)

## Bathroom

8' 2" x 5' 6" (2.49m x 1.68m)

## Garage

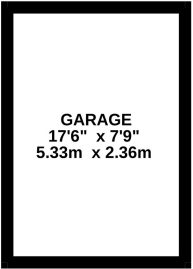
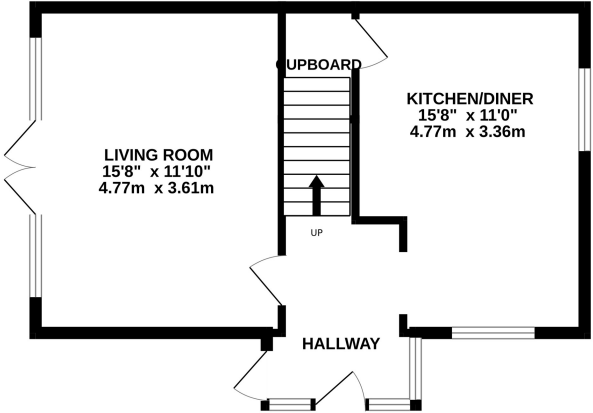
17' 6" x 7' 9" (5.33m x 2.36m)



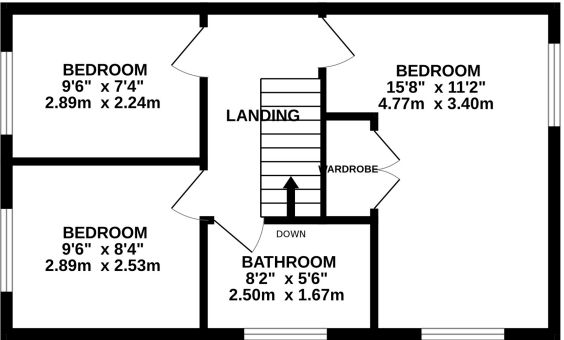


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GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



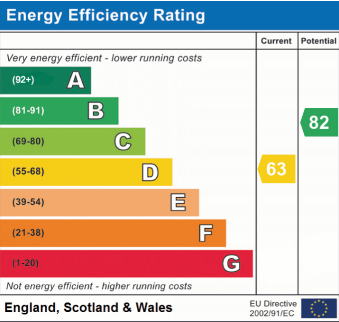
1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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



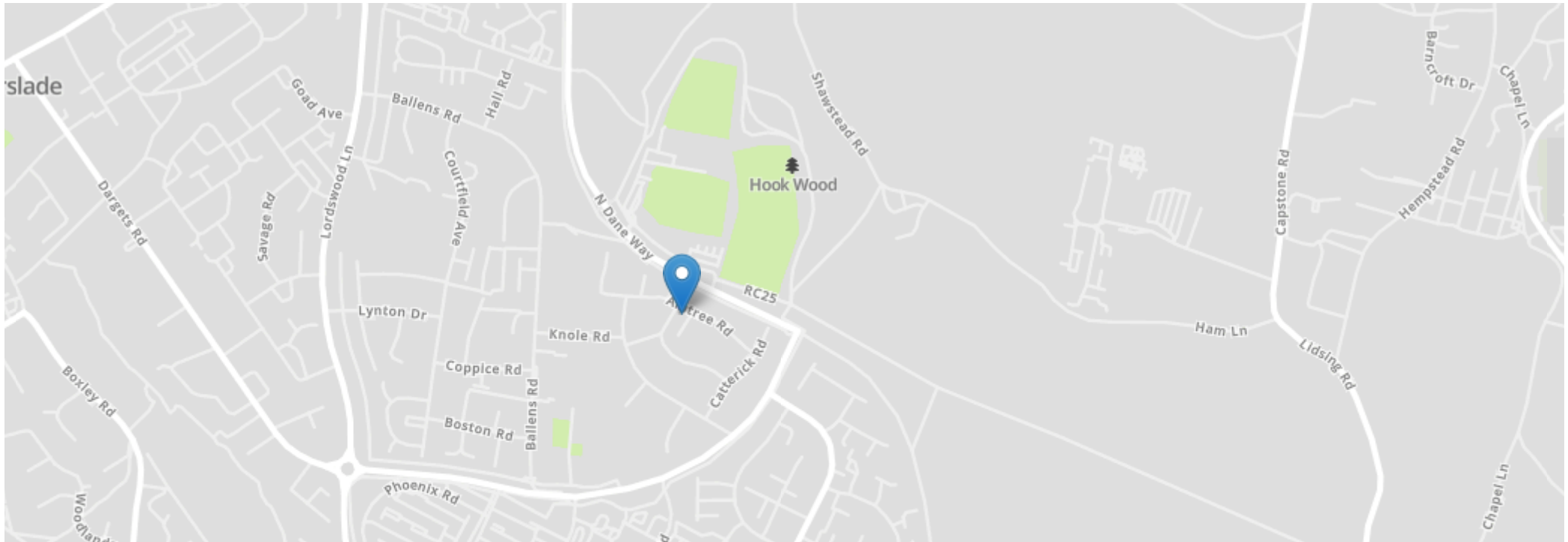
### AGENT NOTES

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  
Band D





## SITUATION

Lordswood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.

## DIRECTIONS

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass. Continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. Turn right onto Dargets Road. At the roundabout, take the 2nd exit onto Albemarle Road. Turn left onto Lambourn Way. Turn right onto Catterick Road. Turn left onto Aintree Road and the property will be on the right.

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## Greyfox Prestige Walderslade

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