





£334,950 Freehold

THE PROPERTY

We are delighted to offer this three bedroom semi detached home tucked away in a quiet position within the sought after Walderslade Woods area within walking distance to Tunbury Primary schools.

You will be pleasantly surprised when entering this lovely, peaceful tranquil home. The Property offers a spacious entrance porch and hallway which continues through to the kitchen with a variety of fitted units and a host of integrated appliances, this to include five ring gas hob, double oven with extractor over, fridge, freezer, washing machine, slimline dishwasher and ample worksurfaces. The open plan lounge diner is a great space to unwind and relax with french doors overlooking the enclosed rear garden.

Moving upstairs you are greeted with three bedrooms, the second fitted with wardrobes and a family bathroom. Externally you have a low maintenance front and rear garden, the rear garden is private with fence surround and a large patio area, shrub borders and side access. You have the benefit of a summer house which is ideal for those wishing to work from home as offers electric and power or it could be used as a place for relaxing in the summer months. There is also a garage and parking en bloc.

Call the Greyfox Sales team today to book a viewing!!





Entrance porch

Hallway

Kitchen

8' 6" x 7' 11" (2.59m x 2.41m)

Lounge/Dining room

24' 1" x 14' 8" (7.34m x 4.5m)

Bedroom 1

10' 8" x 8' 8" (3.25m x 2.64m)

Bedroom 2

11' 2" x 8' 8" (3.40m x 2.64m)

Bedroom 3

6' 10" x 6' 0" (2.08m x 1.83m)

Summer house

Garden

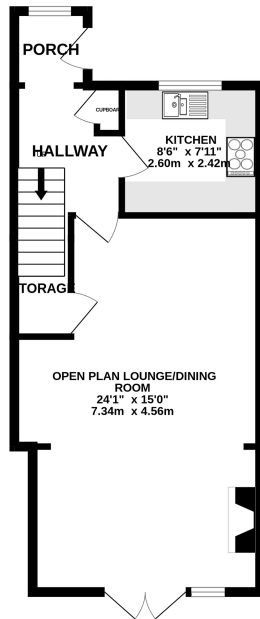
28' 0" x 20' 0" (8.53m x 6.10m)

Garage and parking

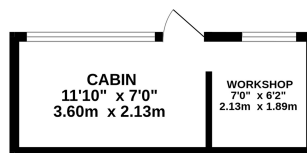
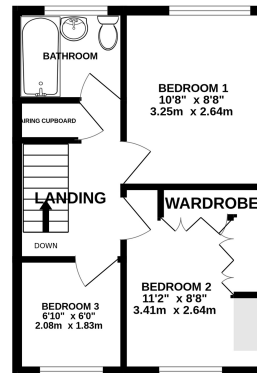


MARLOW COPSE, CHATHAM, WALDESLADE WOODS, KENT, ME5 9DR

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.




TOTAL FLOOR AREA : 914 sq.ft. (84.9 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.

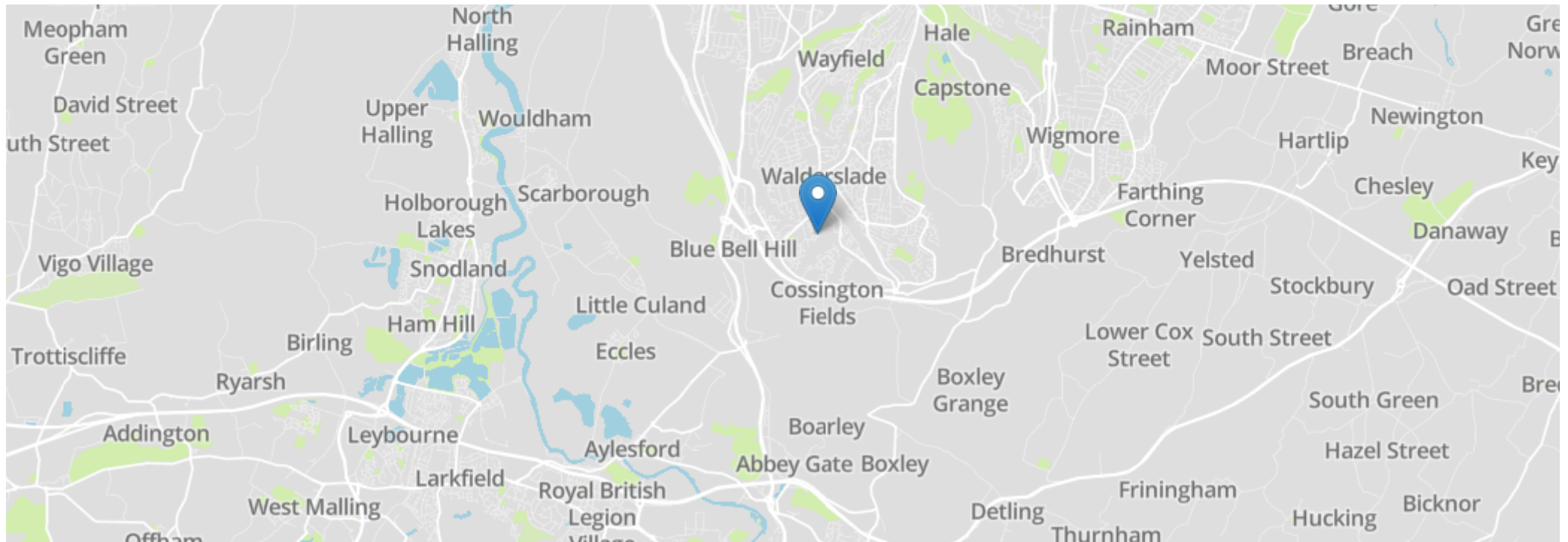
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EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(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>.



SITUATION

Walderslade Woods is within reach of Tunbury local primary school along with a variety 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

Turn into Marlow Copse. Take second left into Valley Rise. Along to the end and left into the garage block and park in front of second and third garages. Then walk left out of garage block and then right and down the path. 18 Marlow Copse is next door to 13 Valley Rise.



Greyfox Prestige Walderslade

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