



KING GEORGE ROAD



Offers in Excess of £550,000 Freehold

THE PROPERTY

This superb detached bungalow is versatile in layout with amazing space for a family to enjoy. Sitting on a good size plot, this property is unique and there is still scope to extend further subject to relevant planning permissions. Local schools and amenities are also to hand.

Accommodation comprises: spacious 'L' shaped entrance hall with staircase to the principal bedroom. On the ground floor is the remainder of the living space. The kitchen/ breakfast room is well appointed with a wide range of units and a space for a range cooker. Off of the kitchen is a handy utility room with space for washing machine, dishwasher and fridge freezer. The lounge opens out to the wonderful rear garden. The main bedroom to the ground floor has a bay window to the front aspect and an ensuite with large shower cubicle. The other two bedrooms are of a double size. The main bathroom benefits from a larger than average bath, Jack and Jill wash hand basins and a shower cubicle. The bedroom to the first floor is approx 23ft in length and our current vendors had plans drawn up transforming the room, to include a Juliette balcony.

The rear garden is perfect for entertaining and has a raised patio area plus extensive lawn. The double garage has power and light. The driveway provides ample parking for several vehicles.





Entrance Hall

Lounge

17' 7" x 13' 1" (5.36m x 3.99m)

Kitchen/ Breakfast Room

17' 7" x 12' 4" (5.36m x 3.76m)

Utility Room

9' 3" x 7' 7" (2.82m x 2.31m)

Bedroom 2

13' 1" x 12' 4" (3.99m x 3.76m)

Ensuite

9' 10" x 3' 5" (3.00m x 1.04m)

Bedroom 3

14' 1" x 13' 1" (4.29m x 3.99m)

Bedroom 4

10' 2" x 9' 3" (3.10m x 2.82m)

Bathroom

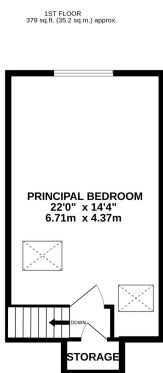
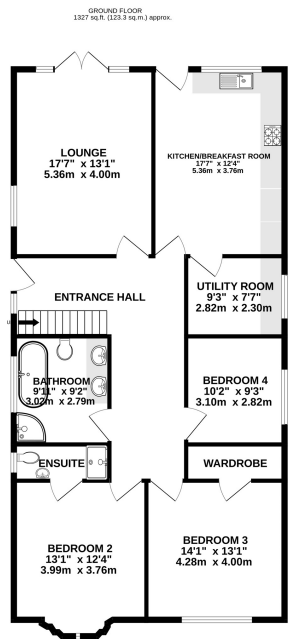
9' 11" x 9' 2" (3.02m x 2.79m)

Principal Bedroom

22' 0" x 14' 4" (6.71m x 4.37m)



KING GEORGE ROAD, WALDESLADE, KENT, ME5 0TX




TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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	75	
(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	

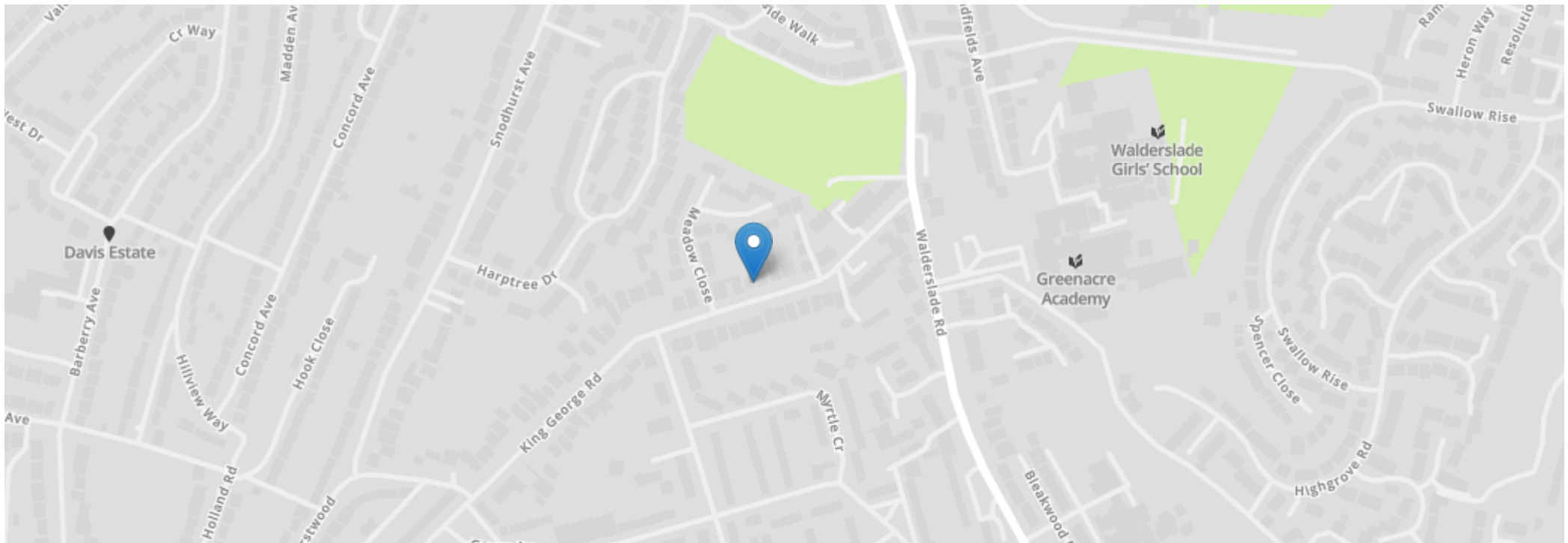
AGENT NOTES

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 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 towards Walderslade Road. Turn left onto Walderslade Road. Turn right to stay on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. Turn left onto King George Road

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Greyfox Prestige Walderslade

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