



TRAVERTINE ROAD



£475,000 Freehold

THE PROPERTY

No onward chain!

Occupying a prime position in this sought after cul-de-sac, this Georgian style detached house offers so much to a prospective buyer.

On entering the property you are welcomed by the generous entrance hall with a tiled floor; a handy downstairs cloakroom, lounge with front aspect and feature fire place which is the heart of the room, the dining room is at the rear with doors opening out to the garden and then the kitchen which benefits from a breakfast bar in addition to a variety of wall and base units.

Moving upstairs there are four double bedrooms, ideal for a growing family or guests plus the family bathroom which is well presented with natural light.

Externally the rear garden wraps around to the side of the property offering versatile areas to utilise. In addition to the gardens contemporary feel is a fantastic studio / office with power and light, a driveway for several vehicles plus a garage to complete this wonderful home.

Viewing really does come highly recommended, please call the Greyfox Sales Team for further details.



TRAVERTINE ROAD, WALDESLADE WOODS, KENT, ME5 9LQ



Entrance hall

11' 2" x 8' 9" (3.40m x 2.67m)

Cloakroom

5' 7" x 3' 5" (1.70m x 1.04m)

Kitchen / breakfast room

12' 10" x 11' 5" (3.91m x 3.48m)

Dining room

11' 7" x 10' 3" (3.53m x 3.12m)

Bedroom 1

14' 8" x 10' 10" (4.47m x 3.30m)

Bedroom 2

13' 5" x 10' 9" (4.09m x 3.28m)

Bedroom 3

10' 2" x 7' 4" (3.10m x 2.24m)



Bedroom 4

11' 6" x 7' 2" (3.51m x 2.18m)

Bathroom

Rear garden measuring approximately

Rear aspect - 37' 3" x 37' 6" (11.35m x 11.43m)

side aspect 48' x 18'

Office / studio

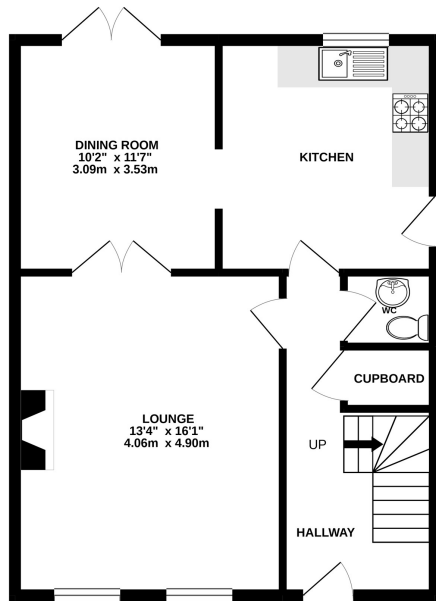
14' 4" x 7' 7" (4.37m x 2.31m)



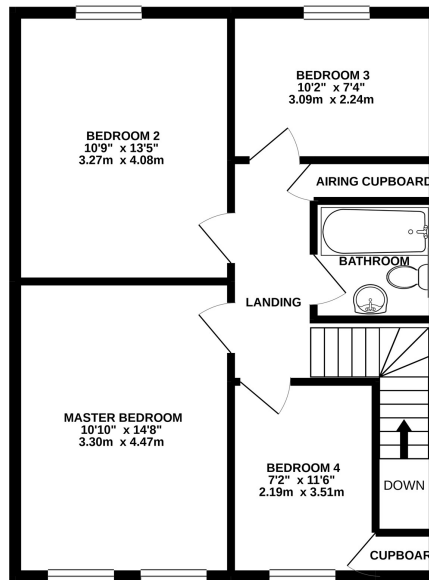


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GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.




1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 sq.m.) approx.

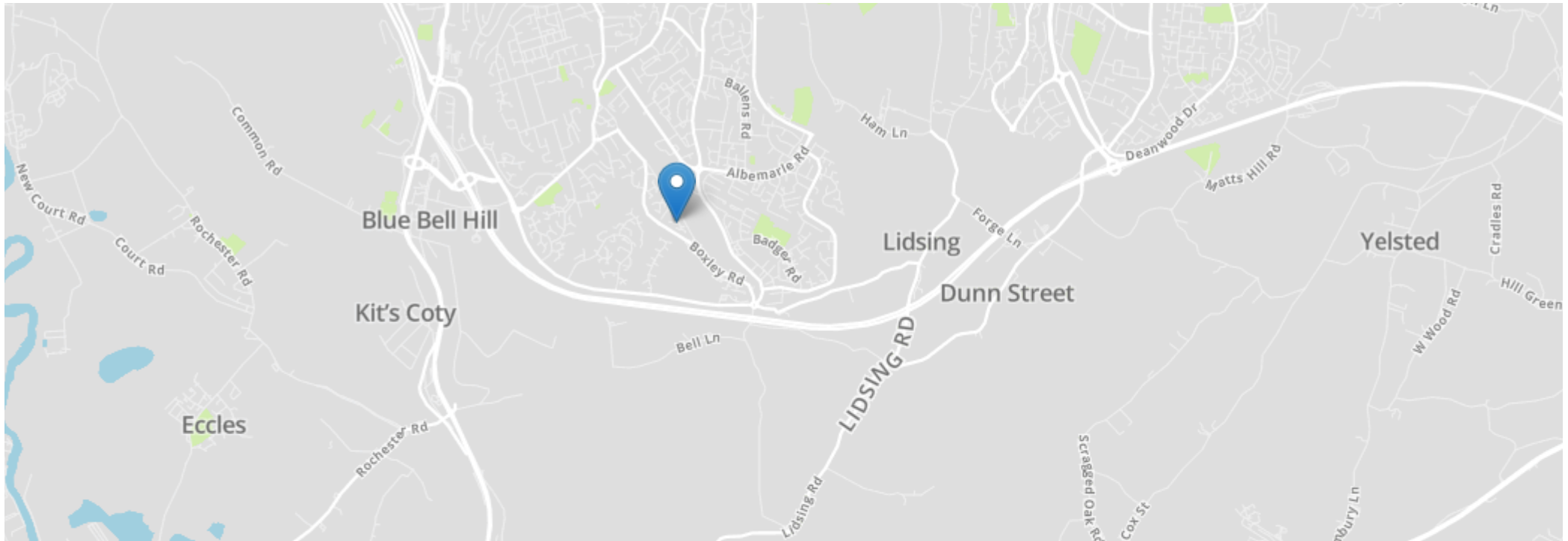
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 to 100) A		
(81 to 91) B		
(69 to 80) C	72	84
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	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 local primary and 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

Beautifully sited, nestled within an area of ancient woodland the area retains excellent links to the M2, M25 and M20 with fast rail services to central London well within reach



Greyfox Prestige Walderslade

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