



SCOTBY AVENUE





Guide Price £450,000 Freehold

## THE PROPERTY

Guide Price £450,000 - £475,000

You will not be disappointed as we are pleased to present this four bedroom detached family home. The current owners have well maintained and presented throughout to a high standard to create a lovely home.

On approaching there is no problem for parking as there is a large driveway to the front for parking for two/three cars. There is also the benefit of a garage with electric roller door which is accessed via the shared driveway to the side.

When stepping inside you are greeted by the entrance hallway which has a lot of light and space with a fourth bedroom/studio. To the ground floor the property comprises of a large lounge which is perfect for relaxing with modern feature fireplace. Continuing through you have the kitchen/diner which is a great space, well equipped with a range of fitted units and ample worksurfaces/breakfast bar; and fitted appliances. French doors lead through onto the private landscaped garden. It also has the benefit of a WC/utility room.

Moving onto the first floor you are welcomed to two bedrooms. The luxurious family bathroom offers a double shower; freestanding bath, built in wash and hand basin and close couple WC.

Moving onto the second floor; there is a further bedroom.

Externally you will be pleasantly surprised at how well the garden has been presented as the current owners have taken a lot of care and thought into presenting it. The garden is private and offers a large patio area and artificial grass which leads to the raised decking area with seating area. This is a lovely spot to entertain with family and friends and is a secure space for children to play safely. It also benefits from outside power and gated side access which leads to the garage and storage area.

This truly is a lovely family home and we do recommend a viewing. Please call the Walderslade Sales team for further details.



SCOTBY AVENUE, WALDESLADE, CHATHAM, KENT, ME5 8ER





**Entrance Porch**

**Hallway**

**Lounge**

20' 3" x 11' 1" (6.17m x 3.38m)

**Kitchen/Diner**

15' 7" x 10' 3" (4.75m x 3.12m)

**Cloakroom/Utility Room**

**Bedroom 4/Study**

7' 5" x 7' 0" (2.26m x 2.13m)

**Premium Bedroom**

12' 8" x 12' 3" (3.86m x 3.73m)

**Bedroom 2**

11' 3" x 9' 2" (3.43m x 2.79m)

**Bedroom 3**

10' 5" x 7' 9" (3.17m x 2.36m)

**Bathroom**





SCOTBY AVENUE, WALDESLADE, CHATHAM, KENT, ME5 8ER





## EFFICIENCY RATINGS

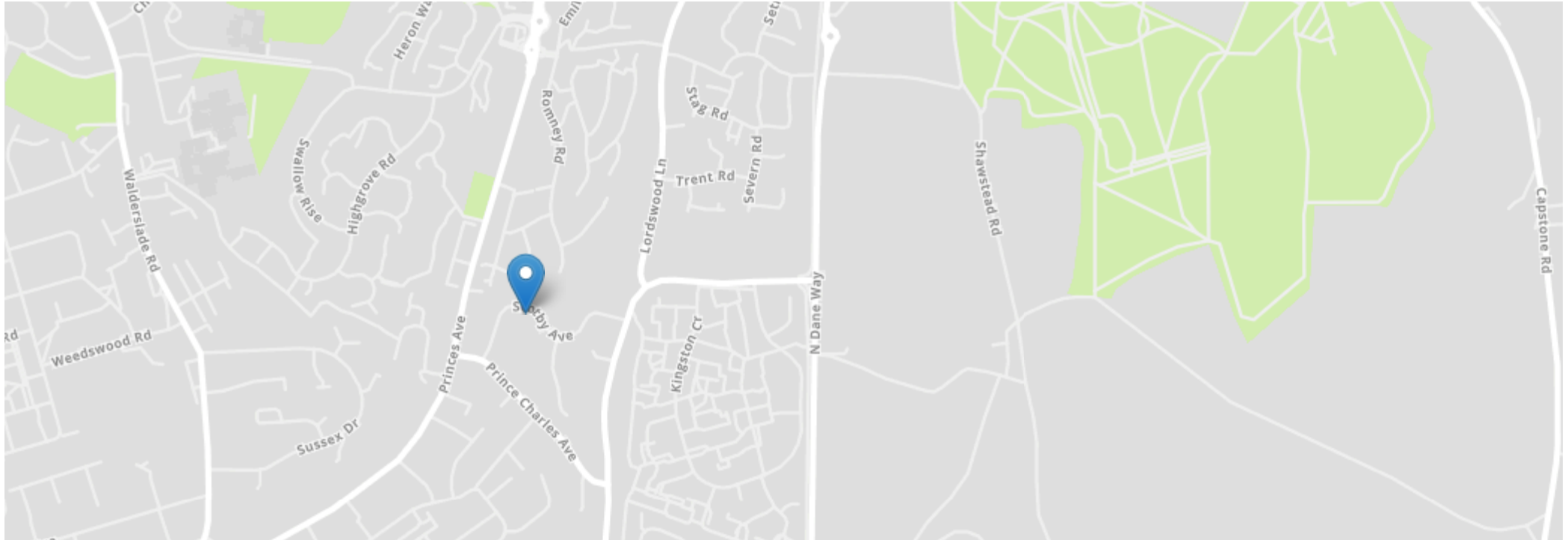
### AGENT NOTES

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

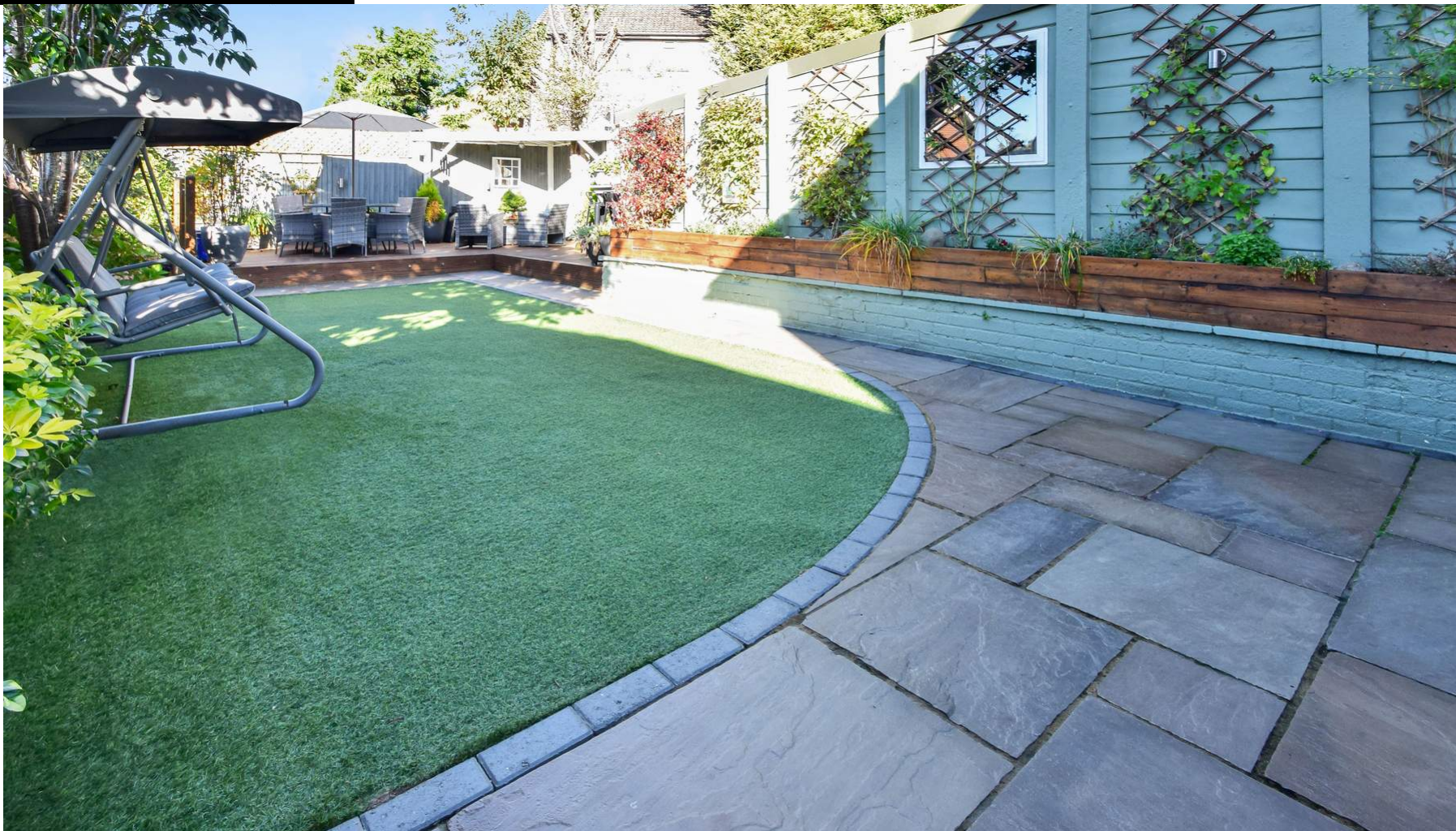
Walderslade is within reach of local primary and secondary schools, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Dockside centre plus Bluewater Shopping Centre being approximately 20 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 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. At the roundabout, take the 2nd exit onto Prince Charles Avenue. Turn left onto Scotby Avenue and the property will be on the left.

SCOTBY AVENUE, WALDESLADE, CHATHAM, KENT, ME5 8ER





## Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR

Sales: 01634 757027 | Lettings: 01634 865595 | Email: [walderslade@greyfox.co.uk](mailto:walderslade@greyfox.co.uk)

[greyfox.co.uk/greyfox-prestige](https://greyfox.co.uk/greyfox-prestige)