



ABIGAIL CRESCENT





£595,000 Freehold

## THE PROPERTY

Superb position in a sought after cul-de-sac in the semi rural location of Walderslade Woods with access to woodland and farmland walks. The elevated plot maximises the view from the rear garden.

This executive detached house has been beautifully maintained throughout by the current vendors and benefits from a lounge, separate dining room and study, with ample room to relax enhanced by the addition of a conservatory. It also has the benefit of having a downstairs W.C. The kitchen is well appointed with underfloor heating plus has the benefit of a separate utility room.

Moving upstairs there are four bedrooms, the main bedroom boasting an en-suite with a spa bath and waterfall shower head over, in addition to the bathroom with Jack and Jill wash hand basins.

Externally, the garden has a variety of areas to sit and relax. There is a breakfast area plus an elevated lawn area to appreciate the wrap around garden. The garden also has the benefit of having multiple outdoor power supplies. With ample parking and a double garage this really could be your perfect forever home.

Please call the Greyfox Sales Team for further details.



ABIGAIL CRESCENT, WALDESLADE WOODS, CHATHAM, KENT, ME5 9DZ





**Entrance hall**

14' 3" x 8' 11" (4.34m x 2.72m) increasing to 12' 9"

**W.C.**

6' 3" x 2' 9" (1.91m x 0.84m)

**Study**

8' 11" x 8' 10" (2.72m x 2.69m)

**Utility room**

8' 10" x 4' 10" (2.69m x 1.47m)

**Kitchen / breakfast room**

12' 9" x 9' 9" (3.89m x 2.97m)

**Dining room**

12' 11" x 8' 10" (3.94m x 2.69m)

**Lounge**

20' 5" x 10' 11" (6.22m x 3.33m)



**Conservatory**

22' 7" x 8' 8" (6.88m x 2.64m)

**Bedroom 1**

15' 9" (reducing to 13' 1") x 11' 1" (4.80m x 3.38m)

**En-suite**

7' 7" x 4' 9" (2.31m x 1.45m)

**Bedroom 2**

12' 1" x 9' 9" (3.68m x 2.97m)

**Bedroom 3**

12' 6" x 9' 1" (3.81m x 2.77m)

**Bedroom 4**

8' 10" x 8' 10" (2.69m x 2.69m)

**Bathroom**

8' 10" x 5' 10" (2.69m x 1.78m)



**Rear garden measuring approximately**

Main garden 85' 3" x 20' 9" (25.98m x 6.32m)

breakfast area 45' 7" x 15' 3" (13.89m x 4.65m)

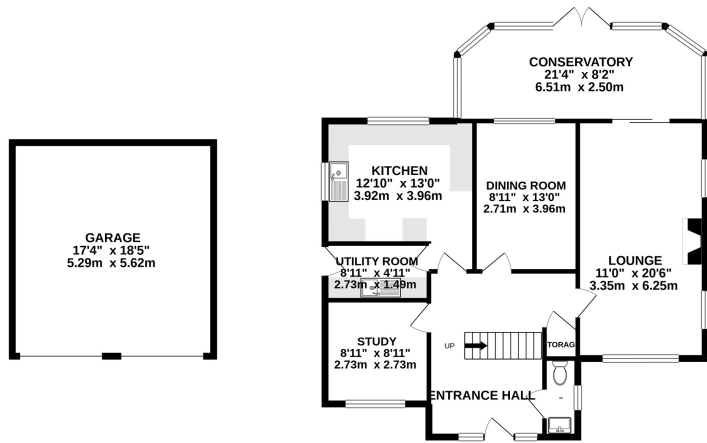




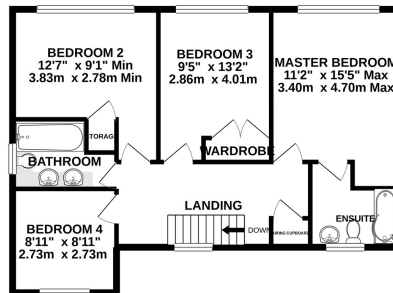
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GROUND FLOOR  
1274 sq.ft. (118.4 sq.m.) approx.



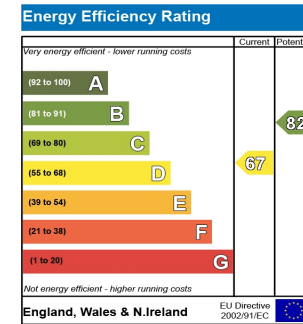
1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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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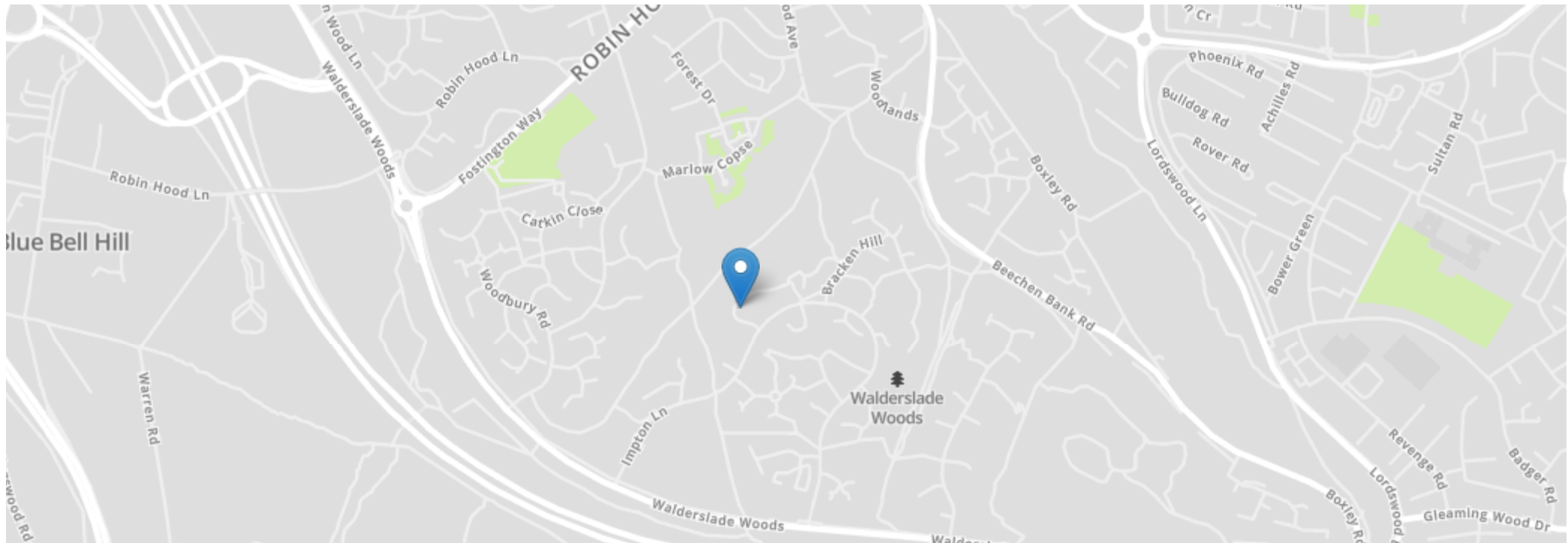
## EFFICIENCY RATINGS



### 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>.





## SITUATION

Walderslade Woods is within reach of local primary and secondary schools, shopping parades, doctors surgery, dentist and chiropract. With good transport links to the A2/M2 M20 and M25. It is close to Chatham and Maidstone town centres as well as High Speed railway links from Chatham and Rochester. Ebbsfleet International is approximately 15 minutes away by car. Gatwick and City Airports are also easily accessible as well as ferries to the continent via Dover Port.

## DIRECTIONS

At junction 3 of the M2 use the left 2 lanes to exit towards A229/M20 Maidstone/Chatham. At traffic lights turn right onto Walderslade Woods, go straight across the roundabout and turn left into Impton lane, then second left into Abigail Crescent.

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## Greyfox Prestige Walderslade

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