



SNODHURST AVENUE



£400,000 Freehold

THE PROPERTY

Guide Price £400,000 - £425,000

This wonderful family home is ready to move into. The current owners have maintained and presented this lovely home throughout, you will not be disappointed as offers spacious accommodation throughout. On entering, you have a spacious entrance hallway, open plan kitchen/ diner which is a great space to entertain with family and friends. The newly fitted kitchen offers a contemporary style with a range of fitted units and integrated appliances to include double oven and hob, fridge/ freezer and dishwasher; ample worksurfaces and breakfast bar. Continuing through you have a separate lounge area, perfect to sit and unwind. Also has the benefit of a WC and Utility and storage area.

To the first floor, there is a spacious landing, leading to 4 bedrooms, the premium bedroom has fitted wardrobes and ensuite with double shower. Then a further three bedrooms, two of which are double plus the modern fitted bathroom. Externally the property offers a block paved driveway to the front, providing parking for numerous cars. To the rear you have a pleasant garden for all the family to enjoy, set over levels with a large decking area, steps to lawn area and also benefitting from a summer house with hardi plank cladding which is fully insulated.

This truly is a wonderful home that warrants your attention. Please call the Sales Team.





Entrance Hall

Kitchen

17' 3" x 10' 2" (5.26m x 3.10m)

Lounge

14' 3" x 11' (4.34m x 3.35m)

Hallway

Landing

Master Bedroom

9' 7" x 12' 4" (2.92m x 3.76m)

Bedroom 2

9' 8" x 9' 6" (2.95m x 2.90m)

Bedroom 3

9' 8" x 9' 6" (2.95m x 2.90m)



Bedroom 4

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

Bathroom

7' 4" x 5' 4" (2.24m x 1.63m)

Rear Garden

96' 0" x 31' 0" (29.26m x 9.45m)

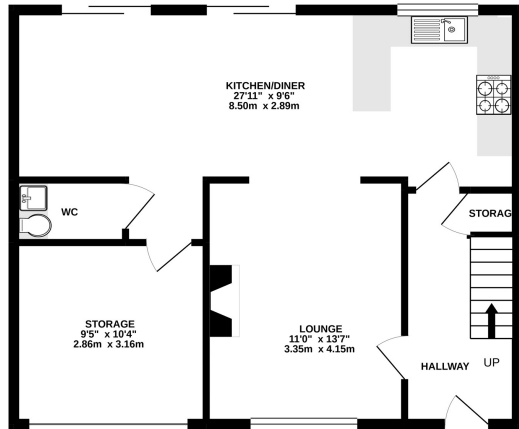
Garage



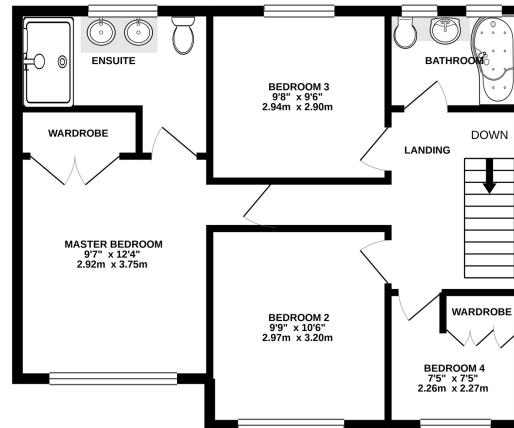


SNODHURST AVENUE, CHATHAM, KENT, ME5 0TP

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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

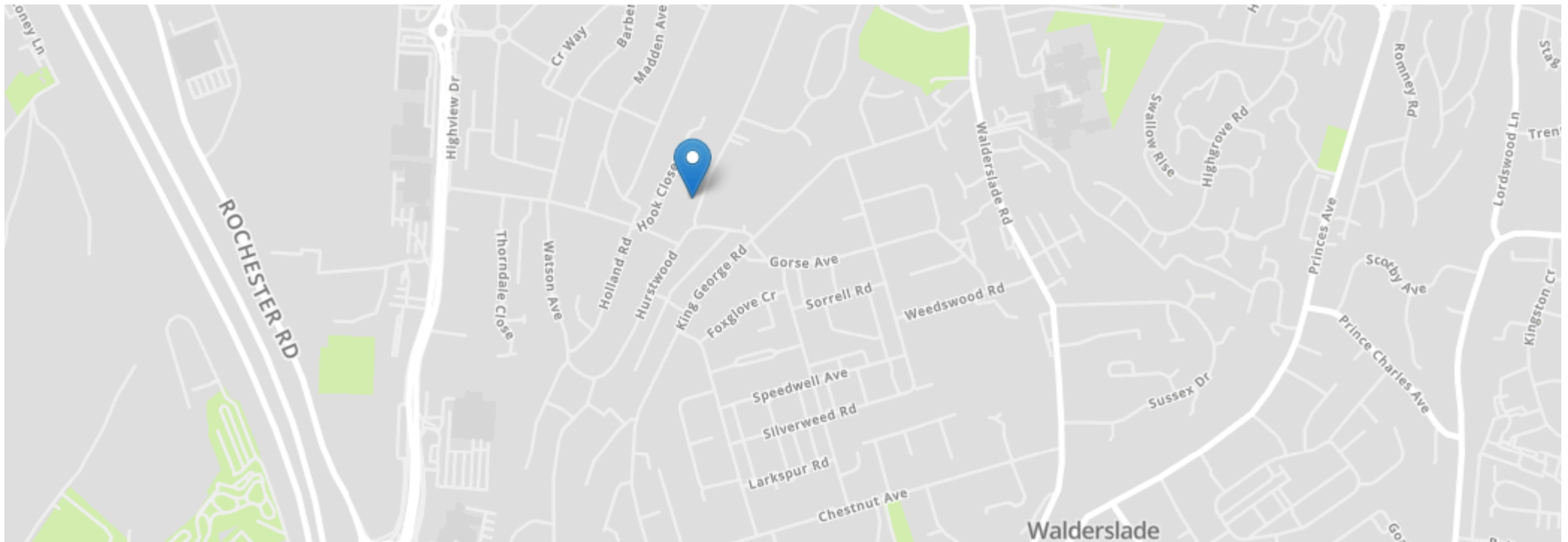
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		86
A		
(81-91)		
B		
(69-80)		
C	73	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 C



SITUATION

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral.

DIRECTIONS

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 1st exit and stay on Walderslade Road. After 1 mile, turn left onto Snodhurst Avenue.



Greyfox Prestige Walderslade

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