



SARSEN HEIGHTS



£695,000 Freehold

THE PROPERTY

This lovely home is located in the desirable Walderslade Woods which offers a peaceful retreat whilst being in close proximity to Walderslade Village, which offers local amenities including shops, schools and transport links.

On entering this fantastic home you are greeted to the entrance hall with stairs leading to the first floor. Continuing through, you have a good size lounge with sliding doors leading through to the conservatory. The vendors have extended to the side which has created a space for those working from home or can be used as a hobby room.

The kitchen is the heart of this lovely home and offers a range of fitted modern units, ample work surfaces and a host of integrated appliances, also with an added benefit of a modern utility room and downstairs WC.

The conservatory is an extension of this lovely home and is a lovely space to chill and unwind in, looking out onto the maintained garden. Also has main central heating radiators with the additional benefit of underfloor heating for when the main heating supply is not in use.

Moving upstairs, you are welcomed to four double bedrooms, the premium bedrooms are offered with their own ensuite shower room. This is perfect for the growing family or for guests.

Externally, the property is situated on a good size plot with a large driveway for multiple cars. It also offers a double electric roller garage door.

A truly exclusive home that will be great for the growing family. This home needs to be seen to be appreciated. Call the Walderslade Sales Team today.





Porch

Utility Room

11' 4" x 8' 2" (3.45m x 2.49m)

WC

Kitchen/Diner

16' 9" x 15' 9" (5.11m x 4.80m)

Lounge

24' 10" x 11' 10" (7.57m x 3.61m)

Office

17' 9" x 4' 7" (5.41m x 1.40m)

Conservatory

17' 3" x 12' 0" (5.26m x 3.66m)



Bedroom 1

14' 5" x 12' 9" (4.39m x 3.89m)

Bedroom 2

11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom 3

10' 6" x 8' 6" (3.20m x 2.59m)

Bedroom 4

9' 9" x 7' 10" (2.97m x 2.39m)

Bathroom

8' 4" x 8' 0" (2.54m x 2.44m)

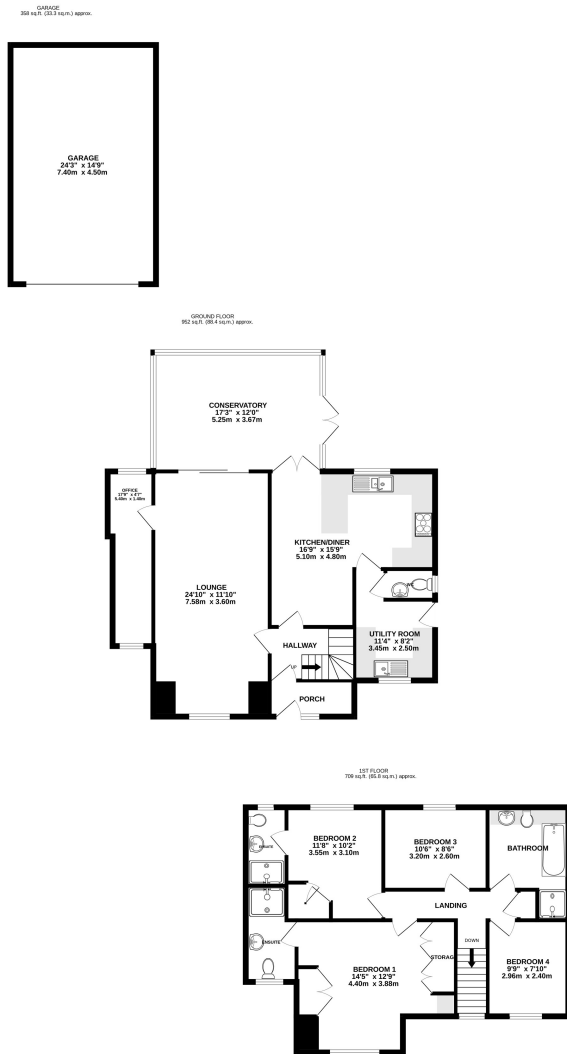
Garage

24' 3" x 14' 9" (7.39m x 4.50m)





SARSEN HEIGHTS, WALDESLADE WOODS, CHATHAM, KENT, ME5 9HW



TOTAL FLOOR AREA: 2019 sq.ft. (187.6 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

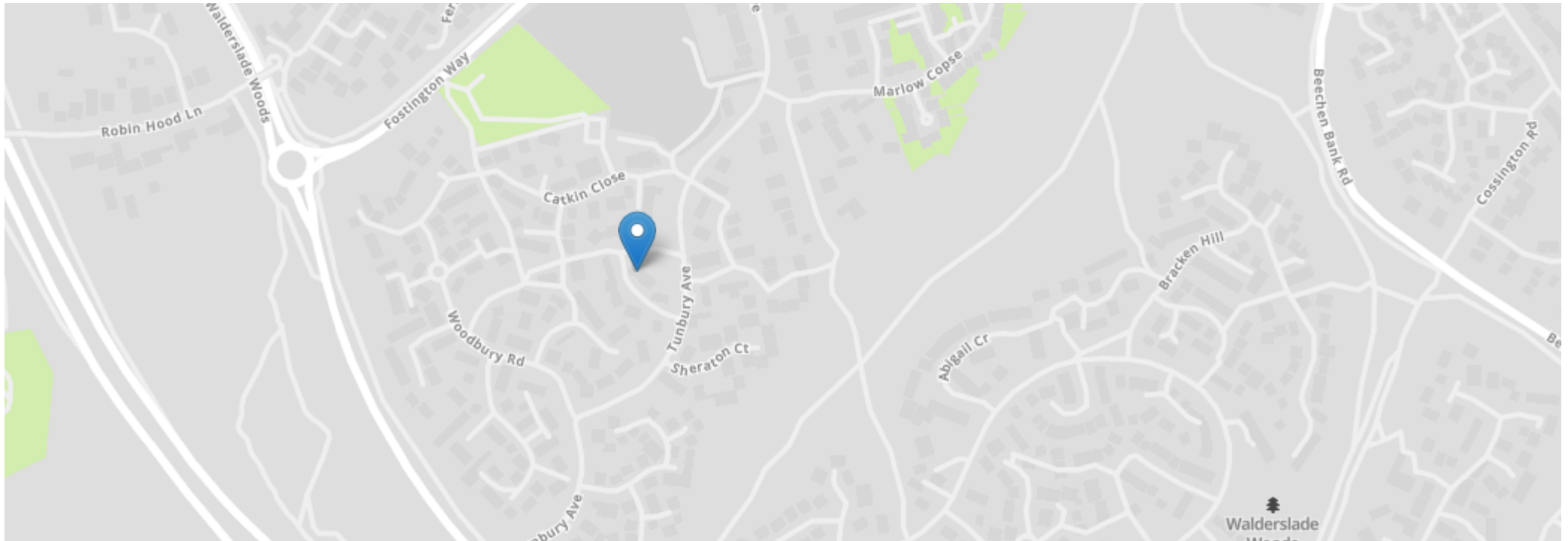
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Tonbridge & Malling
Band E



SITUATION

Walderslade Woods is within reach of Tunbury local primary school along with a variety of 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

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Turn left onto Tunbury Avenue. Turn right onto Sarsen Heights and the property will be on the right.



Greyfox Prestige Walderslade

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