



LORDS WOOD LANE



£475,000 Freehold

THE PROPERTY

Being offered with no onward chain is this four bedroom detached home which has been presented to a high standard and enhanced with a new modern fitted kitchen and separate utility room. It includes a host of new integrated appliances, this to include electric oven/hob, microwave, dishwasher and fridge/freezer; a new washing machine and tumble dryer. It also has the benefit of new double glazing on all windows and doors throughout.

Continuing on the ground floor, the property also offers a spacious lounge to the front which is a perfect space to unwind and entertain. Also with a dining room with French doors leading onto the enclosed rear garden. A convenient modern downstairs cloakroom adds further practicality.

Moving upstairs there are four well proportioned bedrooms, all fitted with new carpets, alongside a new stylish family bathroom.

Externally, the property offers a driveway leading to the garage with an electric roller door. Further parking to the front. The rear garden is offered with low maintenance in mind with decking, enclosed with fence surround and gated side access.

Immaculately presented throughout and ready to move into, perfect for any growing family. Please call the Walderslade sales team for further details.





Hallway

Lounge

13' 11" x 12' 7" (4.24m x 3.84m)

Dining Room

12' 10" x 9' 8" (3.91m x 2.95m)

Kitchen

9' 5" x 8' 0" (2.87m x 2.44m)

Utility Room

WC

Garage

15' 10" x 8' 4" (4.83m x 2.54m)

Bedroom 1

13' 11" x 9' 2" (4.24m x 2.79m)

Bedroom 2

9' 3" x 9' 2" (2.82m x 2.79m)

Bedroom 3

8' 11" x 8' 9" (2.72m x 2.67m)

Bedroom 4

8' 7" x 8' 1" (2.62m x 2.46m)

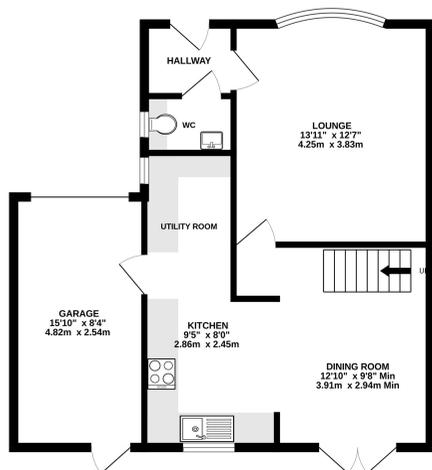
Bathroom

9' 11" x 5' 3" (3.02m x 1.60m)

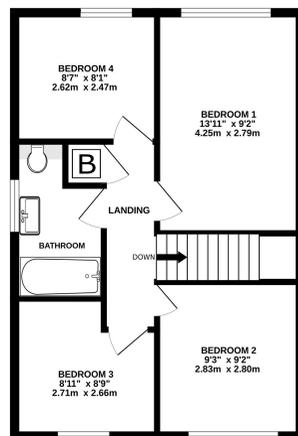


LORDS WOOD LANE, LORDSWOOD, CHATHAM, KENT, ME5 8EL

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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

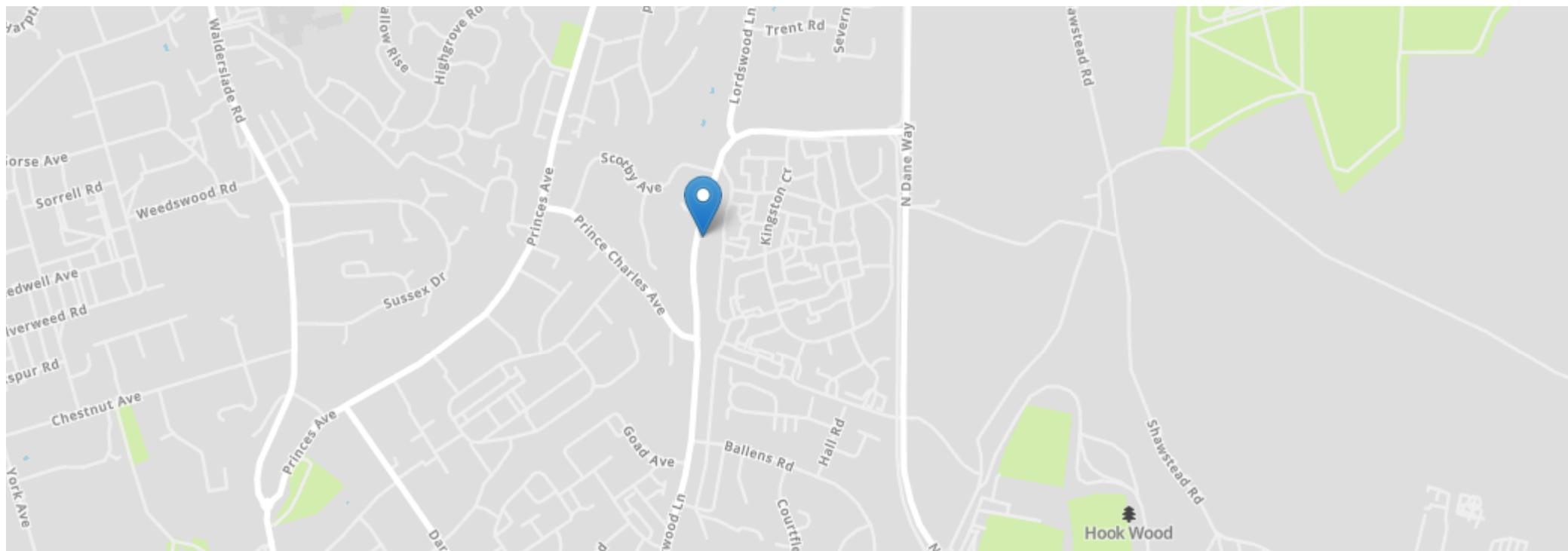
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 D



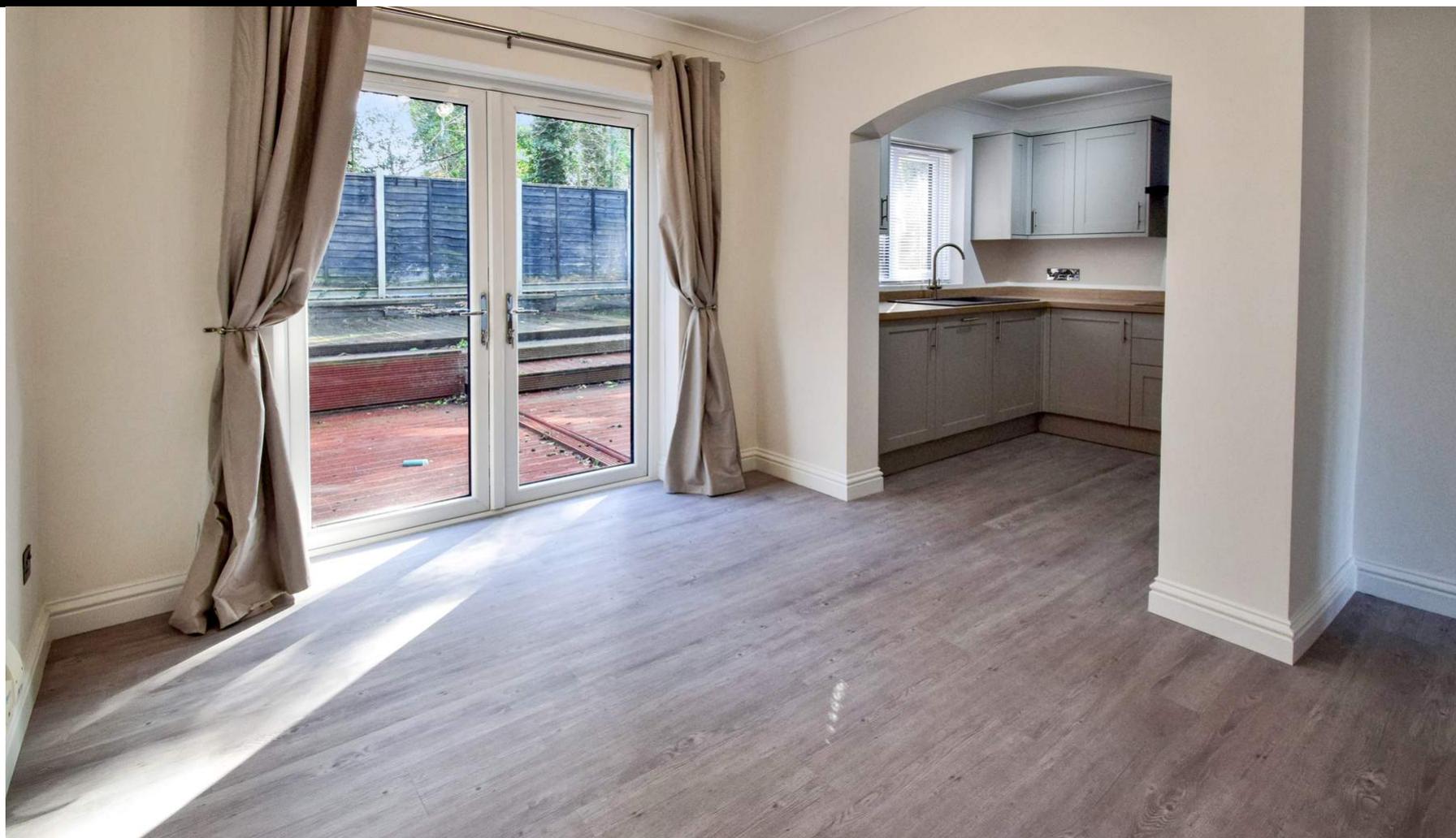
SITUATION

Lordswood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.

DIRECTIONS

Heading from the A229, at Taddington Roundabout, take the 2nd exit onto A2045. At the roundabout, take the 1st exit onto Fostington Way. Continue onto Robin Hood Lane. Continue straight 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. At the roundabout, take the 1st exit onto Lords Wood Lane and the property will be on the left.

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Greyfox Prestige Walderslade

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