



YORK AVENUE



Guide Price £525,000 Freehold

THE PROPERTY

Guide Price £525,000 - £550,000

Situated in the sought after location of Tunbury Avenue, this Detached Bungalow sits on a good sized plot and is well presented throughout. Versatile living accommodation would make this an ideal purchase for families or for anyone looking for the convenience of one level living.

Leading off of the entrance hall is an extended L-shape lounge/dining room with an arch demarcating the dining area. Plenty of light comes into this room with windows to the side and front and two sets of doors leading out to the expansive garden. The kitchen has a range of units and work surfaces with space for appliances. There are three double bedrooms and a family bathroom.

The garden is a wonderful focal point on a level plot largely laid to lawn with a covered gazebo area and patio. Ideal space for entertaining family and friends.

There is also a workshop equipped with power, light and benches. The garage provides further parking to the already expansive driveway. Potential to further extend subject to relevant planning permissions.

A real gem. Must be viewed.





Entrance Hall

11' 6" x 6' 3" (3.51m x 1.91m)

Lounge

17' 0" x 10' 11" (5.18m x 3.33m)

Dining Room

18' 11" x 12' 2" (5.77m x 3.71m)

Kitchen

11' 5" x 7' 7" (3.48m x 2.31m)

Bedroom 1

13' 10" x 12' 0" (4.22m x 3.66m)

Bedroom 2

12' 0" x 9' 6" (3.66m x 2.90m)



Bedroom 3

12' 2" x 9' 7" (3.71m x 2.92m)

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

Garden

130ft x 40ft

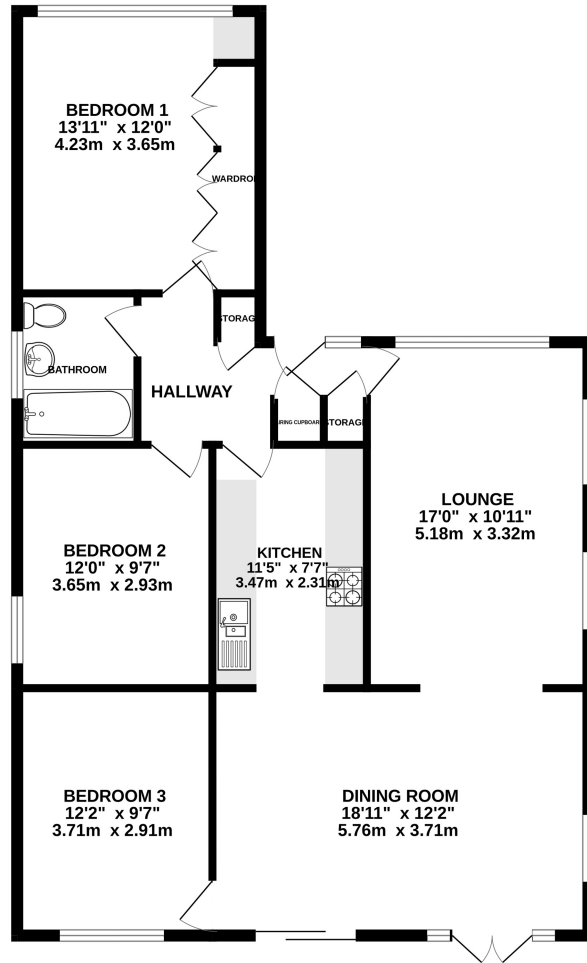
Garage





YORK AVENUE, WALDESLADE, CHATHAM, KENT, ME5 9ER

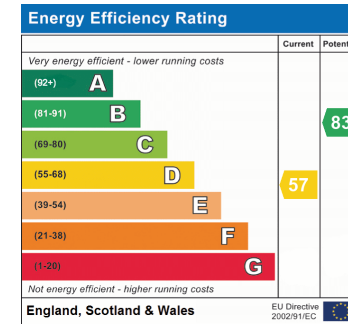
GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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

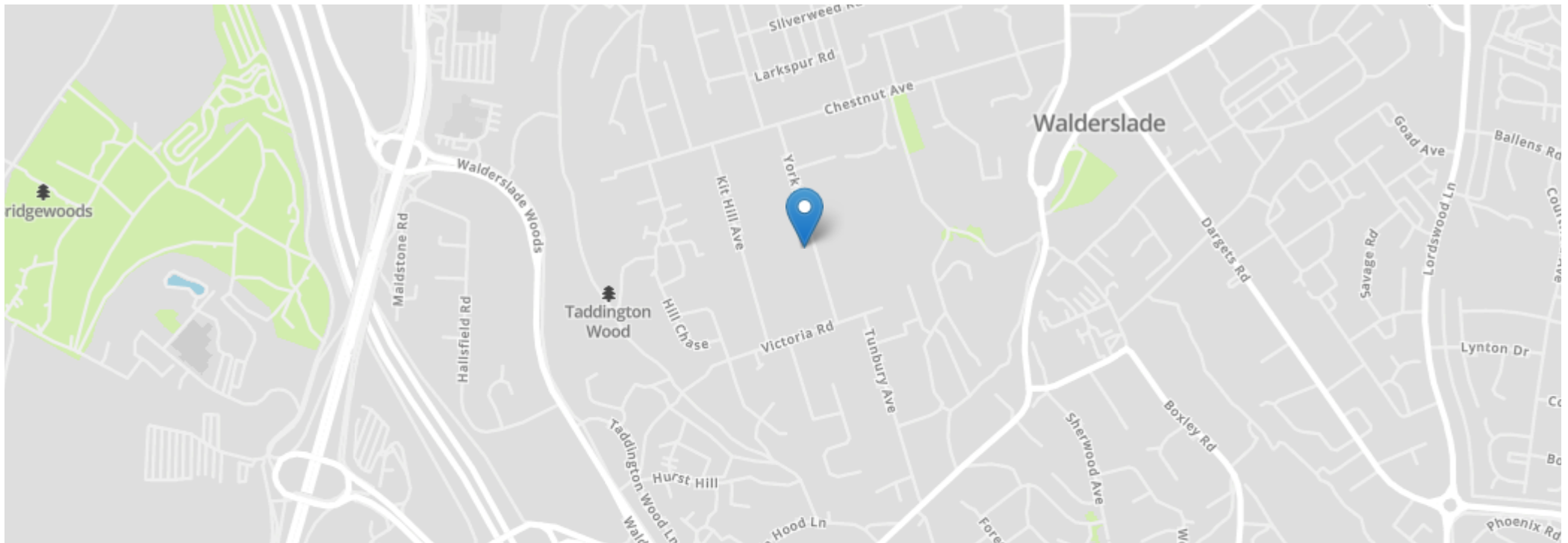


AGENT NOTES

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Local Authority

Tonbridge & Malling
Band E



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 towards Walderslade Road and turn left onto Walderslade Road. Turn right to stay on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Turn right onto Tunbury Avenue. Tunbury Ave turns left and becomes Victoria Road. Turn right onto York Ave and the property will be on the left.

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Greyfox Prestige Walderslade

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