



CHIPPENDALE CLOSE



Guide Price £495,000 Freehold

THE PROPERTY

£495,000 - £525,000

Situated in the sought after road in Walderslade Woods is this beautiful link detached home. The current owners have placed a lot of thought and loving care into maintaining a great family home. The property has many high specification features with a new fitted kitchen, modern ensuite and bathroom.

To the ground floor is a hallway leading into a generous size lounge with bay window to the front. Continuing through to the contemporary open plan kitchen/dining area, the kitchen offers a range of fitted units and ample worksurfaces with a host of integrated appliances, this to include Neff induction hob, double oven, dishwasher and fridge/freezer. This is a lovely space to spend time with family and friends. There is an additional reception room with French doors leading onto the terrace. This would be ideal as a family room or even a guest room. Also separate study office and storage area.

Continuing on the ground floor you also have the added benefit of modern WC and utility area and internal door leading to the garage and access to the rear garden.

Moving upstairs you are welcomed to three good size bedrooms, the premium being offered with fitted wardrobes and a modern fitted ensuite with walk in shower, WC and wash basin drawer unit. The family bathroom has a close coupled WC, wash hand basin and bath with shower over.

Externally the rear garden has been presented with low maintenance in mind with composite decking and patio area. This is a lovely space to entertain with family and friends or just to chill.



CHIPPENDALE CLOSE, WALDESLADE WOODS, CHATHAM, KENT, ME5 9EF



Lounge

14' 4" x 14' 0" (4.37m x 4.27m)

Reception Room

15' 10" x 8' 3" (4.83m x 2.51m)

Kitchen/Dining Room

18' 3" x 9' 2" (5.56m x 2.79m)

Study

Utility Room

8' 11" x 6' 9" (2.72m x 2.06m)

WC

Bedroom 1

10' 8" x 10' 8" (3.25m x 3.25m)

Bedroom 2

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

Bathroom

7' 11" x 5' 1" (2.41m x 1.55m)

Bedroom 3

7' 10" x 7' 1" (2.39m x 2.16m)

Ensuite

8' 0" x 6' 1" (2.44m x 1.85m)

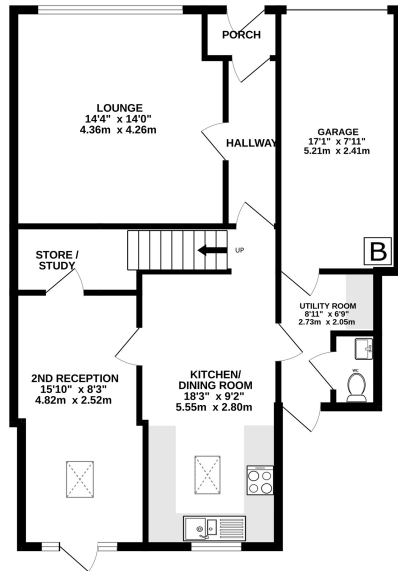
Garage

17' 1" x 7' 11" (5.21m x 2.41m)

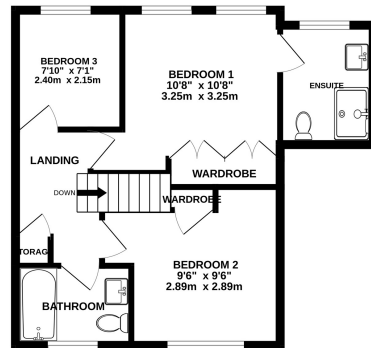


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GROUND FLOOR
809 sq.ft. (75.2 sq.m.) approx.



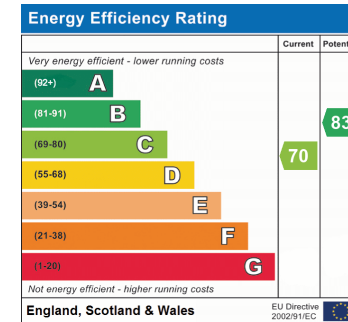
1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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



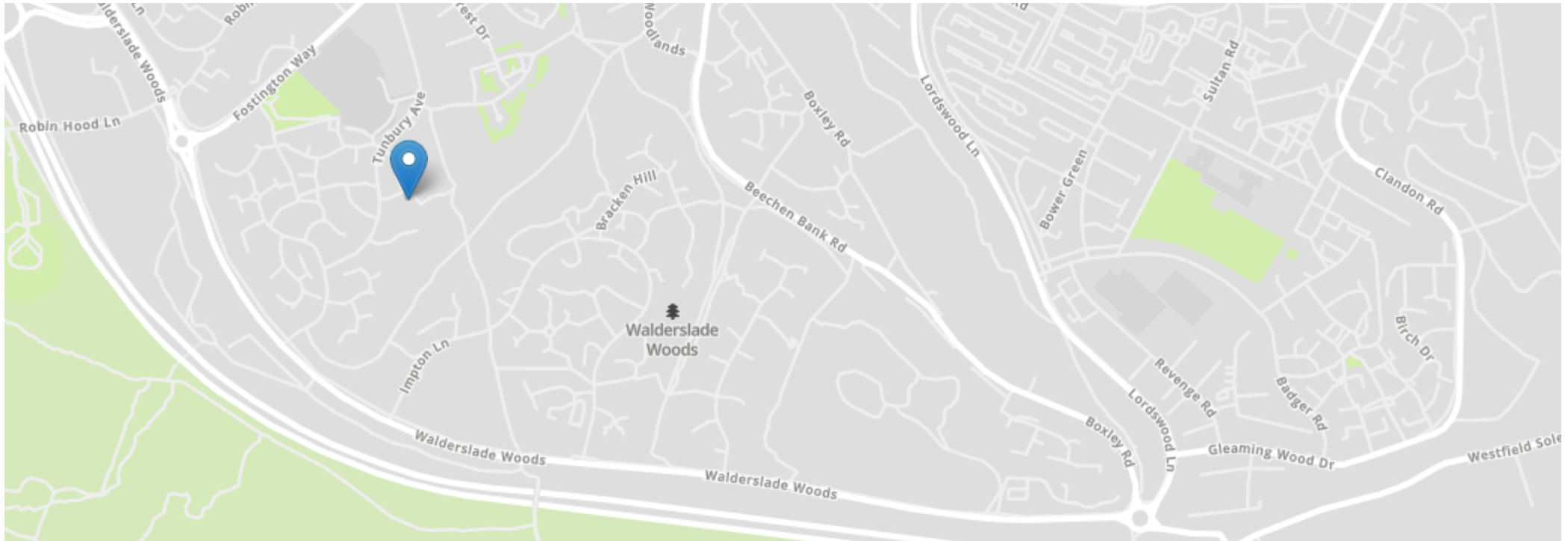
AGENT NOTES

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Local Authority

Tonbridge & Malling

Band D



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 left onto Chippendale Close and the property will be on the right.



Greyfox Prestige Walderslade

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