



ABIGAIL CRESCENT





£600,000 Freehold

## THE PROPERTY

Guide price £600,000 - £630,000

An executive home which we are sure you will not be disappointed with when viewing. This is a lovely house and will make a great family home. The current owners have been in residence for a while and they have maintained and presented it beautifully throughout. Rarely do properties come available in this sought after location within Walderslade Woods.

The accommodation is set over three floors and is very versatile. To the ground floor, on entering you have the entrance hall, with a study/fifth bedroom, continuing up to the next level where you will find the family bathroom which is a great size with modern suite and sunken bath, bedroom three which again is a good size with fitted wardrobes. Continuing on this level you will be pleasantly surprised with the premium bedroom which has the added benefit of fitted wardrobes and en-suite shower room. Moving to the first floor there are a further two good size bedrooms.

As you head to the lower ground floor there is a wealth of space boasting natural light when entering the dining area which is a perfect space for family gatherings. Being open plan to the modern fitted kitchen with composite work surfaces, integrated dishwasher, two integrated fridges and a Range cooker, separate lounge ideal for unwinding with french doors leading onto the terrace area. You also have the added benefit of a utility room again with fitted units and side access plus W.C.

Leading out into the garden the current owners have placed a lot of time and care into creating a tranquil space to chill and unwind, with a large terrace, decking area and the rest being laid to lawn with an abundance of trees and shrubs. There is side access leading to the double garage and the front garden.

Viewing comes highly recommended to appreciate the accommodation on offer; please call the Greyfox Sales Team for further details.



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**Entrance Hall**

**Study/ fifth Bedroom**

**Bathroom**

**Bedroom 2**

10' 8" x 10' 1" (3.25m x 3.07m)

**Premium Bedroom**

14' 8" x 14' 0" (4.47m x 4.27m)

**Ensuite**

**Bedroom 3**

15' 11" x 13' 0" (4.85m x 3.96m)

**Bedroom 4**

14' 4" x 8' 0" (4.37m x 2.44m)

**Lounge**

14' 9" x 14' 0" (4.50m x 4.27m)

**Kitchen/ Dining Room**

16' 2" x 16' 2" (4.93m x 4.93m)

**Utility Room**

12' 7" x 7' 3" (3.84m x 2.21m)

**WC**

**Rear Garden measuring approximately**

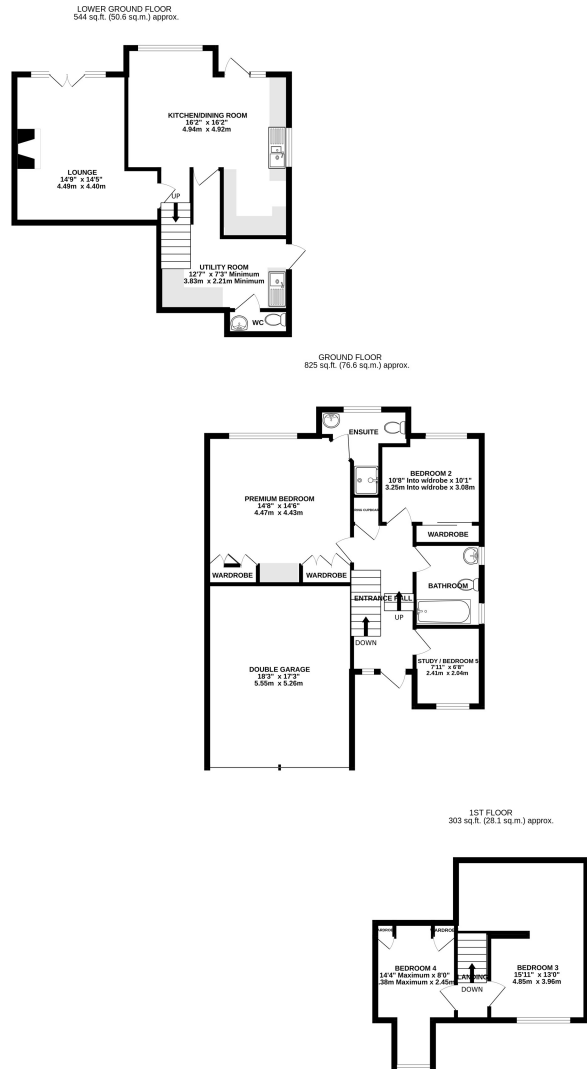
45' 6" x 42' 0" (13.87m x 12.80m)





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TOTAL FLOOR AREA: 1672 sq.ft. (155.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	82
		EU Directive 2002/91/EC	

### AGENT NOTES

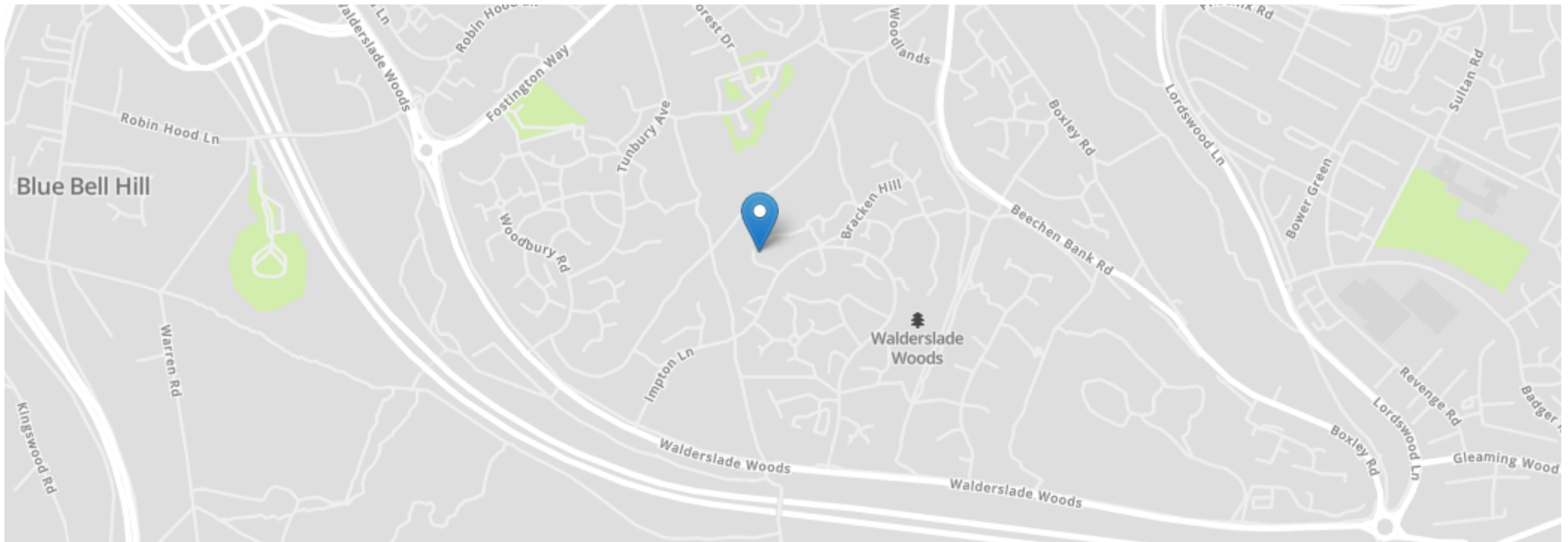
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### Local Authority

Maidstone

Band F





## SITUATION

Abigail Crescent is walking distance to the Village shops, and close to local primary and secondary schools, shopping parades, doctors surgery, dentist and chiropodist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and snowboard centre, Historic Rochester and Docksider outlet 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. It is close to Chatham and Maidstone town centres as well as railways links. Ebbsfleet International is approximately 15 minutes away by car.

## DIRECTIONS

At junction 3 of the M2 use the left 2 lanes to exit towards A229/M20 Maidstone/Chatham. At the roundabout take the first exit onto A2045, at the next roundabout take first left onto Fostington Way, continuing down Robin Hood Lane then turn right to continue onto Robin Hood Lane.

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## Greyfox Prestige Walderslade

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