GREYFOX®
PRESTIGE

PRESTIGE HOMES
NEW HOMES
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## £650,000 Freehold

## THE PROPERTY

Offered with no forward chain this individually built executive home is a substantial detached property offering enough space for all the growing family. Situated in a village location which caters for all your day to day needs with a selection of shops and amenities as well as primary and secondary schools. When approaching this lovely property and you pull onto the driveway it becomes apparent this is going to make a great home, with the opportunity to place your own creative stamp.

The ground floor accommodation comprises entrance hall, separate dining room, spacious lounge overlooking the private garden, kitchen / breakfast room offering a variety of fitted units, ample work surfaces, integrated appliances and has the added benefit of a separate utility room. Continuing up the stairs you are welcomed to the galleried landing which is a great space leading to four double bedrooms, three of which offer fitted wardrobes, the premium bedroom with en-suite plus family bathroom with separate shower, and sauna room which is currently non functional and requires attention. Finally, a conservatory which is a lovely room to unwind and relax overlooking the garden.

Externally, on arrival you have a generous driveway with space for numerous cars and electric opening double garage. The rear garden has been maintained and is mainly laid to lawn, including a large patio area, shrub border and side access. The perfect area for entertaining for all the family to enjoy. There is no doubt this super property will obtain a lot of interest. Please call the Greyfox Sales Team today to book your viewing!

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**Entrance Hall**

**Dining room**
9' 9" x 9' 5" (2.97m x 2.87m)

**Lounge**
17' 0" x 16' 2" (5.18m x 4.93m)

**Kitchen / Breakfast Room**
14' 4" x 11' 8" (4.37m x 3.56m)

**Utility Room**
6' 11" x 7' 11" (2.11m x 2.41m)

**WC**

**Landing**

**Premium Bedroom**
15' 1" x 12' 0" (4.60m x 3.66m)

**Ensuite**

**Bedroom 2**
16' 2" x 11' 1" (4.93m x 3.38m)

**Bedroom 3**
13' 11" x 11' 8" (4.24m x 3.56m)

**Bedroom 4**
12' 11" x 11' 8" (3.94m x 3.56m)

**Conservatory**
11' 8" x 7' 7" (3.56m x 2.31m)

**Family Bathroom**
11' 2" x 8' 10" (3.40m x 2.69m)

**Double Garage**

**Garden**
43' 0" x 88' 0" (13.11m x 26.82m)

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MAIN ROAD, HOO, ROCHESTER, KENT, ME3 9HG

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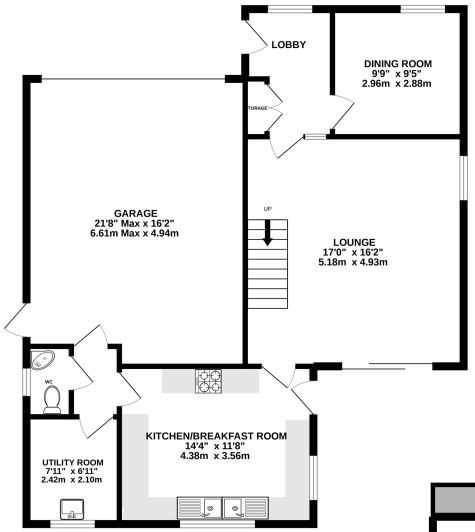
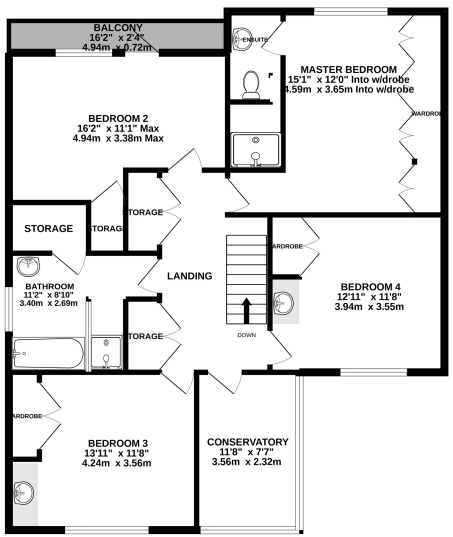
GROUND FLOOR
1020 sq.ft. (94.8 sq.m.) approx.




1ST FLOOR
1063 sq.ft. (98.7 sq.m.) approx.




TOTAL FLOOR AREA : 2083 sq.ft. (193.5 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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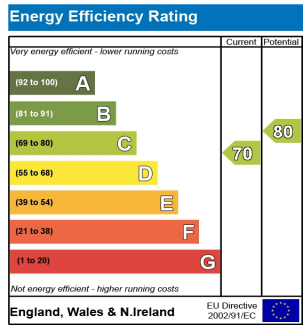
# EFFICIENCY RATINGS




## AGENT NOTES

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.

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## SITUATION

The near by medway Towns of Rochester and Chatham offer a wider range of shopping, eating out and entertainment. Strood and Rochester and both close to Hoo with trains running regularly to London Bridge, St Pancras also Ebbsfleet international for high speed services to London. For Drivers the A2 connects with the M25 and the M2 for Faversham and Canterbury.

## DIRECTIONS

From Chatham Maritime Marina, Take Leviathan Way to Maritime Way,Head south on Leviathan Way towards Dock Head Rd, Go through 2 roundabouts, At the roundabout, continue straight onto Western Ave, Keep left to continue towards Maritime Way, Take A289 and A228 to Main Rd Hoo, Slight left onto Maritime Way, Use the left lane to take the slip road to A2/A228/London/Grain/Wainscott/Medway City Estate, Merge onto Medway Tunnel/A289, At Upnor Roundabout, take the 2nd exit onto Berwick Way/A289, At the roundabout, take the 3rd exit onto A289, At Four Elms Roundabout, take the 3rd exit onto Four Elms Hill/A228, Continue to follow A228, At the roundabout, take the 3rd exit onto Main Road Hoo.

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## Greyfox Prestige Walderslade

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