



TUFA CLOSE



Offers Over £500,000 Freehold

THE PROPERTY

Located in the sought after area of Walderslade Woods; occupying a corner position with potential to extend (subject to relevant planning permission). This super family home has much to offer.

Accommodation comprises entrance hall with a downstairs cloakroom and staircase to first floor. The lounge dining room is approx. 26ft with patio doors opening into the garden. The kitchen has a range of units and side door access.

Upstairs are four good size bedrooms and a family bathroom. The rear garden is a real feature. Great for families and pets and is not overlooked. Excellent size for entertaining. There is side access and the garage can also be accessed from the rear. Ample parking and garage.

A complete family home.

Call the Greyfox Sales team today!!





Entrance Hall

Cloakroom

5' 0" x 2' 10" (1.52m x 0.86m)

Lounge

26' 6" x 11' 1" (8.08m x 3.38m)

Kitchen

9' 0" x 8' 9" (2.74m x 2.67m)

Bedroom 1

13' 5" x 11' 3" (4.09m x 3.43m)

Bedroom 2

12' 6" x 10' 6" (3.81m x 3.20m)

Bedroom 3

12' 3" x 8' 8" (3.73m x 2.64m)



Bedroom 4

10' 0" x 7' 4" (3.05m x 2.24m)

Bathroom

7' 1" x 5' 4" (2.16m x 1.63m)

Garden

63' 0" x 60' 0" (19.20m x 18.29m)

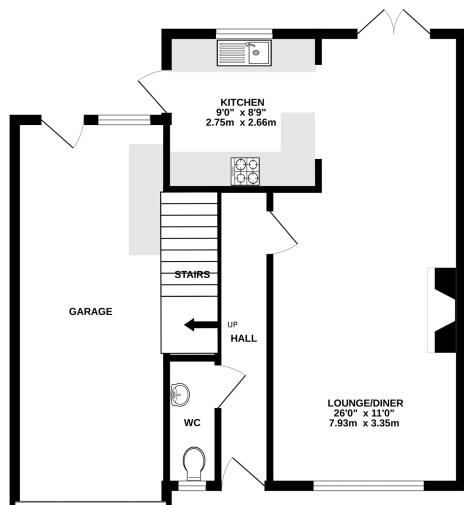
Garage



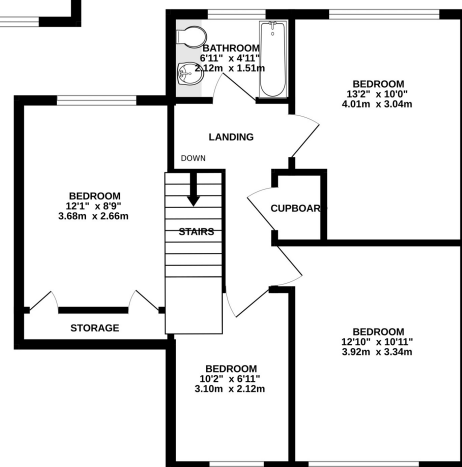


TUFA CLOSE, WALDESLADE WOODS , KENT, ME5 9LU

GROUND FLOOR




1ST FLOOR



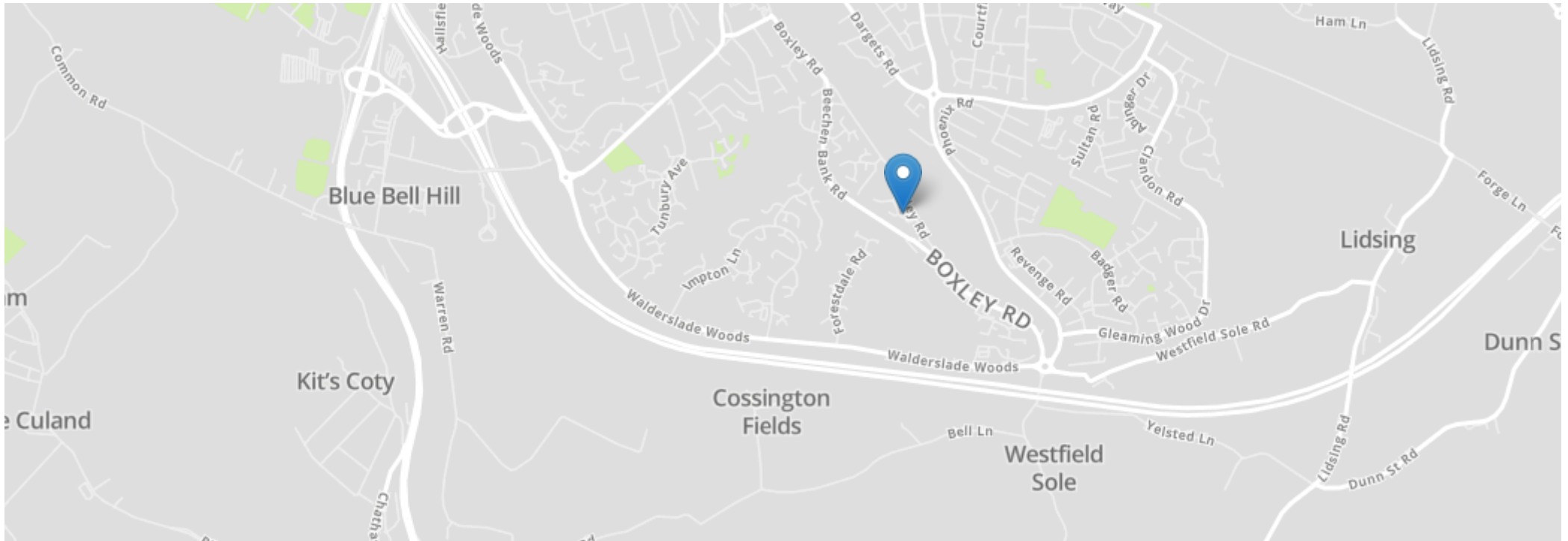
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(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>.



SITUATION

Walderslade Woods is within reach of Tunbury local primary school along with a variety 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

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Greyfox Prestige Walderslade

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