



HURST HILL



Guide Price £600,000 Freehold

THE PROPERTY

Guide Price £600,000 - £625,000

Being offered with no onward chain we are pleased to present this amazing detached house. The property has been completely renovated to a high specification. The property is set in a sought after location close to several local amenities, motorway access, serving all your daily necessities.

On entering it is noticeable how spacious and light the property is with the contemporary style decor and fittings throughout, with herringbone style flooring throughout the ground floor; giving an instant feeling of quality. The property benefits from a lounge with french doors leading through to the family room which is a great space to entertain with family and friends with french doors leading out to the private rear garden.

The house includes a modern, fully equipped well appointed kitchen/diner with a variety of fitted units and ample worksurfaces. It also offers a host of integrated appliances, this to include: double oven, hob, extractor; fridge freezer; washing machine and dishwasher; which cater to all of your needs.

Moving upstairs this lovely house comprises of four generously proportioned bedrooms, the principal is a generous size, with the potential of a dressing area, with modern ensuite shower room. Also includes a family bathroom.

Among its features the property offers space for multiple cars with a garage and gated side access leading through to the rear garden which also has been renovated, with large patio area which is a safe place for children to play. It is also a great space for entertaining and relaxing with family and friends. It has the added benefit of an outbuilding which would be ideal for a home office for those working from home or as a hobby room.

Overall the property offers great size accommodation with comfort and luxury. It is ideal for a family seeking a home to move straight into in a desirable location.

Agent note: Some of these photos have been digitally staged. Please note this this property has a connected interest to an employee of Greyfox.



HURST HILL, WALDESLADE WOODS, CHATHAM, KENT, ME5 9BX



Entrance Hall

WC

7' 7" x 6' 7" (2.31m x 2.01m)

Kitchen/Dining Room

10' 5" x 18' 7" (3.17m x 5.66m)

Living Room

17' 3" x 11' 5" (5.26m x 3.48m)

Family Room

9' 0" x 18' 6" (2.74m x 5.64m)

Bedroom 1

16' 7" x 17' 7" (5.05m x 5.36m)

Bedroom 2

10' 5" x 11' 8" (3.17m x 3.56m)



Bedroom 3

10' 5" x 8' 1" (3.17m x 2.46m)

Ensuite

7' 4" x 6' 7" (2.24m x 2.01m)

Bedroom 4

6' 5" x 11' 8" (1.96m x 3.56m)

Bathroom

6' 5" x 2' 10" (1.96m x 0.86m)

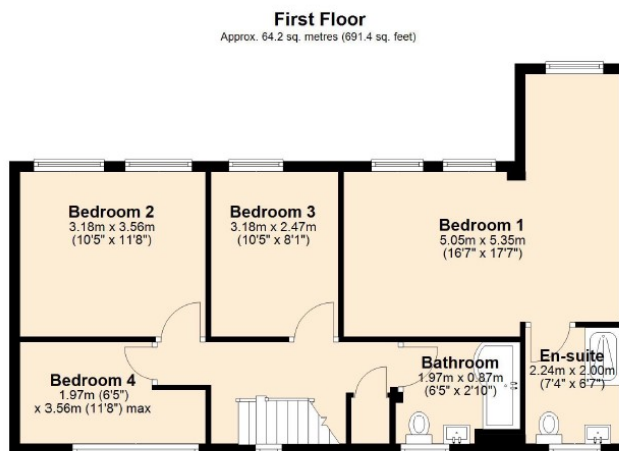
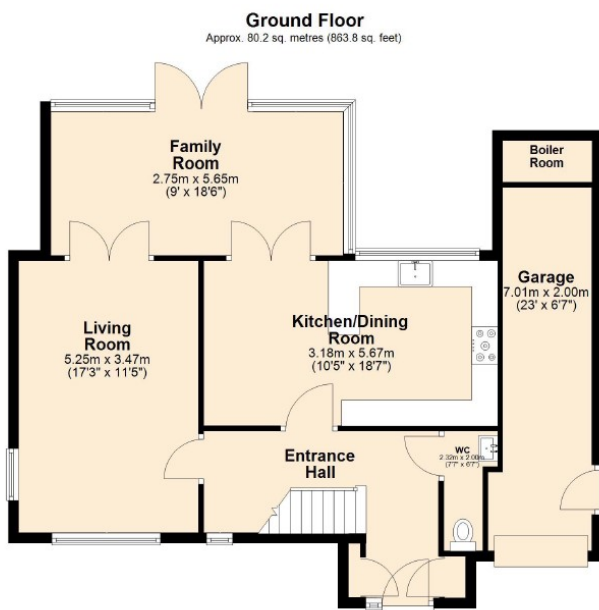
Garage

23' 0" x 6' 7" (7.01m x 2.01m)





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EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

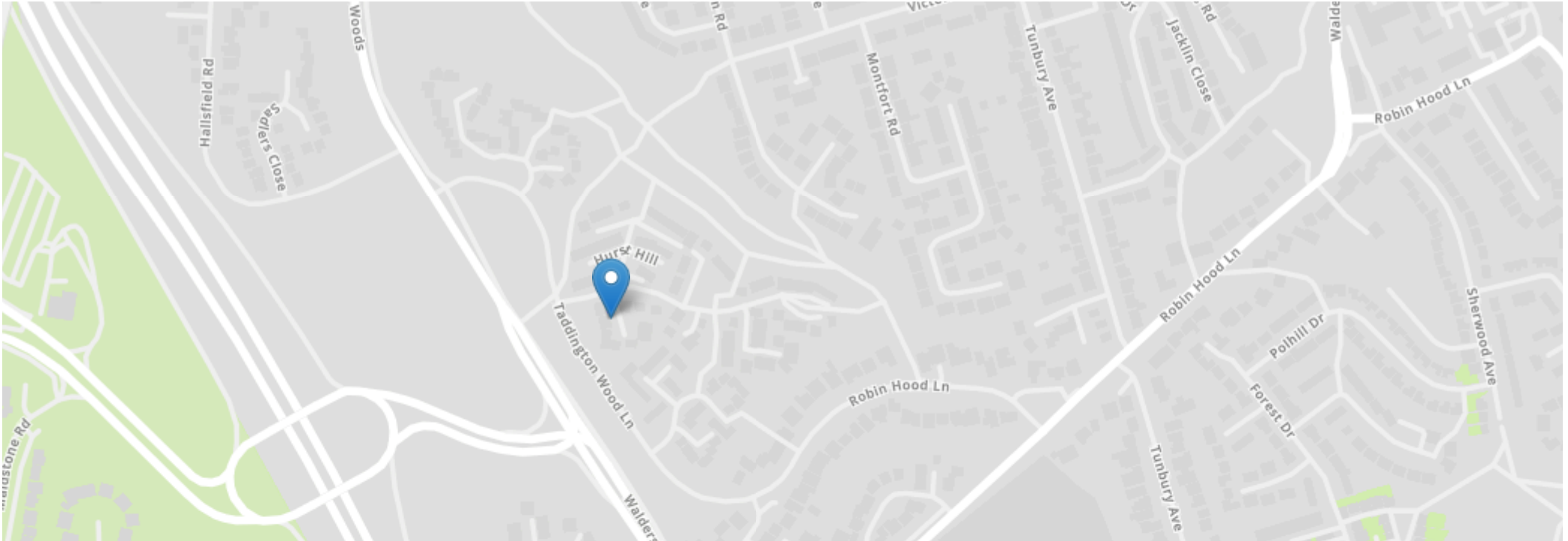
AGENT NOTES

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>.

Local Authority

Tonbridge & Malling

Band E



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

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 right to stay on Robin Hood Lane. Continue onto Taddington Wood Lane. Turn right onto Hurst Hill. Turn right to stay on Hurst Hill and the property will be on the right.

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Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR

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