



HALLSFIELD ROAD



Offers Over £700,000 Freehold

THE PROPERTY

Situated in a sought after road in Walderslade with an overall plot size of approx 0.19 acres. This beautiful detached house has many high specification features including premium flooring downstairs which the vendor has informed us is 'karndean'.

To the ground floor is a generous hallway with downstairs cloakroom, a study creating an ideal home office space and the contemporary open plan living room/dining room and kitchen creates a wonderful space to entertain with the expansive bi-fold doors opening to the garden. The kitchen has a range of integral appliances with the oven being Bluetooth controlled. There is a handy utility room which also houses the boiler.

Upstairs are four double bedrooms and family bathroom with free standing bath and a triple sized shower cubicle.

The rear garden is expansive with established shrubs and trees and a pretty lawned area with covered gazebo to utilise in all weathers.

The driveway accommodates several vehicles in addition to the garage. Ideal family residence.

Convenient access for M2/M20 road links and Maidstone, Chatham, Rochester are within easy reach.





Hallway

Study

8' 2" x 7' 10" (2.49m x 2.39m)

WC

Utility Room

10' 5" x 7' 9" (3.17m x 2.36m)

Lounge

18' 5" x 12' 2" (5.61m x 3.71m)

Kitchen/Dining Area

24' 8" x 10' 4" (7.52m x 3.15m)

Bedroom 1

11' 4" x 9' 1" (3.45m x 2.77m)

Bedroom 2

11' 4" x 9' 1" (3.45m x 2.77m)

Bedroom 3

16' 8" x 12' 8" (5.08m x 3.86m)

Bedroom 4

14' 3" x 14' 3" (4.34m x 4.34m)

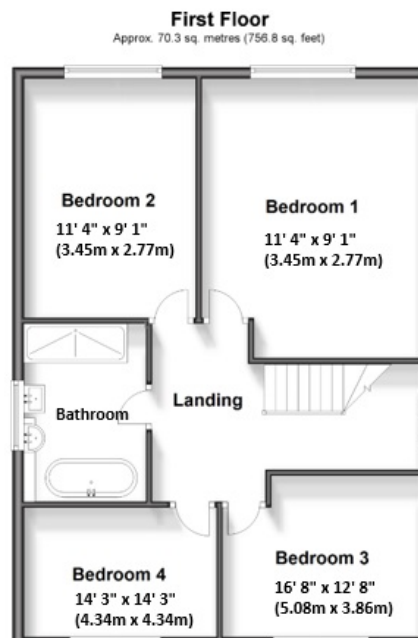
Bathroom

10' 6" x 7' 1" (3.20m x 2.16m)

Garage



HALLSFIELD ROAD, WALDESLADE , KENT, ME5 9RS



EFFICIENCY RATINGS

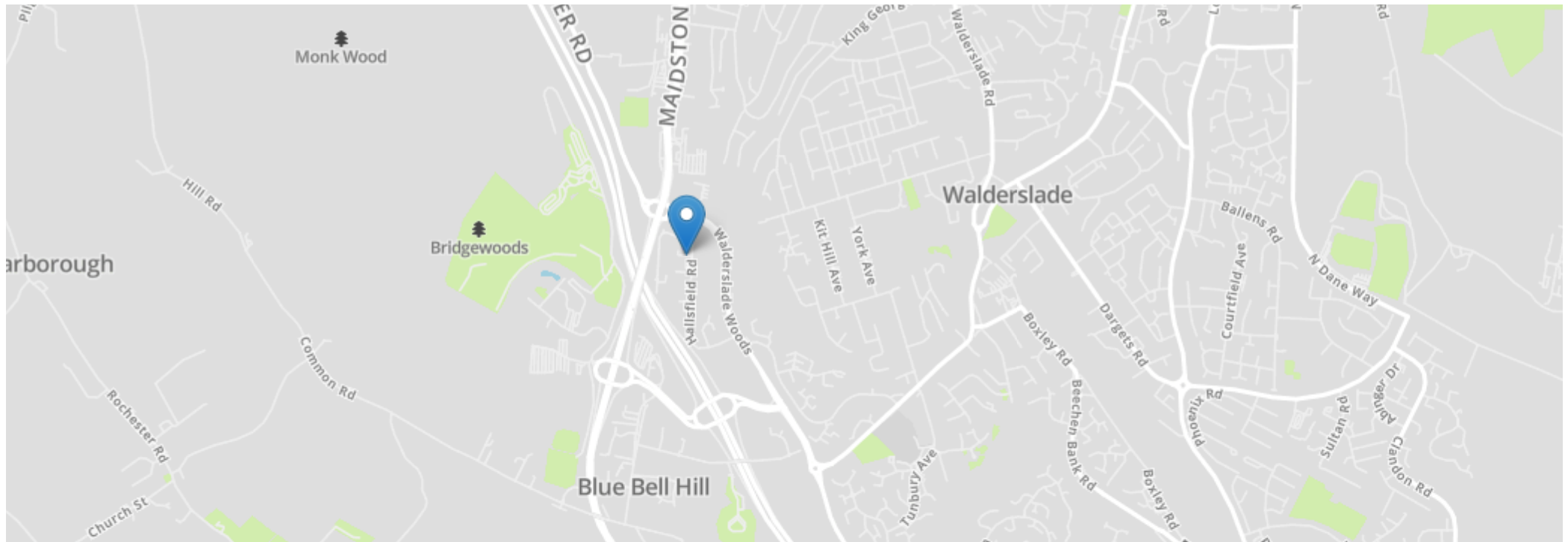
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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>.

Local Authority

Tonbridge & Malling
Band F



SITUATION

Walderslade is within reach of local primary and secondary schools, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Dockside 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 plus Ebbsfleet International and Ashford.

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 Walderslade Woods/A2045. Turn left onto Hallsfield Road and the property will be on the right.

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Greyfox Prestige Walderslade

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