





Guide Price £450,000 Freehold

## THE PROPERTY

Guide Price £450,000 - £475,000

Being offered with no forward chain is this stunning four bedroom extended detached family home situated in a sought after location within Walderslade Woods, this must be at the top of your viewing list. This will make a great family home, beautifully presented throughout and ready to move into.

On entering you are welcomed by the well proportioned accommodation, with a spacious entrance hall which follows through to a great sized lounge which is a lovely room to chill and relax, a modern fitted kitchen/diner with breakfast area with an open plan feeling, a wonderful space for entertaining and family gatherings. The kitchen is offered with a range of matching units with ample work surfaces, a range of built in appliances plus has the benefit of having Karndean flooring. There is a further reception room currently being used as a study.

To the first floor you are welcomed by four good sized bedrooms, the main bedroom with a dressing area with oak fitted wardrobes plus a modern fitted en-suite. The second bedroom also offers modern fitted wardrobe with drawer units plus a contemporary family bathroom with a counter top basin.

Externally, the rear garden has been landscaped and is a great space for the whole family to enjoy with a large decking area, pergola, raised lawn area plus a further seating area with a variety of trees and shrubs. To the front there is parking for approximately two/three cars.

We do recommend a viewing on this super home, please call the sales team for further details.





**Entrance hall**

**Lounge**

15' 6" x 11' 8" (4.72m x 3.56m)

**Kitchen/diner**

20' 4" x 18' 3" (6.20m x 5.56m)

**Study**

9' " x 7' 11" (NaNm x 2.41m)



**Bedroom 1**

16' 0" (into wardrobe) x 7' 8" (4.88m x 2.34m)

**En-suite**

**Bedroom 2**

15' 1" (into wardrobe) x 10' 2" (4.60m x 3.10m)

**Bedroom 3**

10' 3" x 8' 6" (3.12m x 2.59m)



**Bedroom 4**

10' 0" x 6' 11" (3.05m x 2.11m)

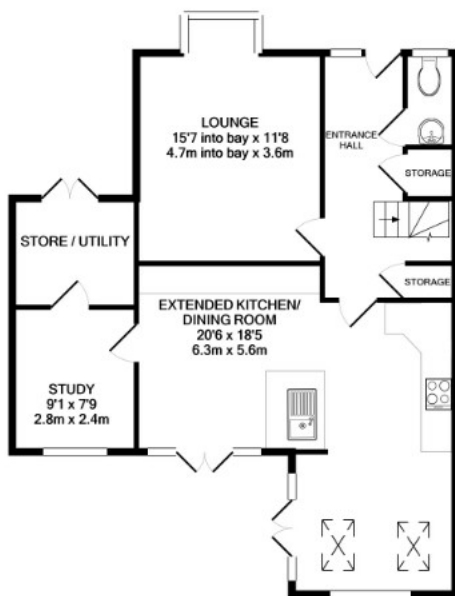
**Bathroom**

**Rear garden measuring approximately**

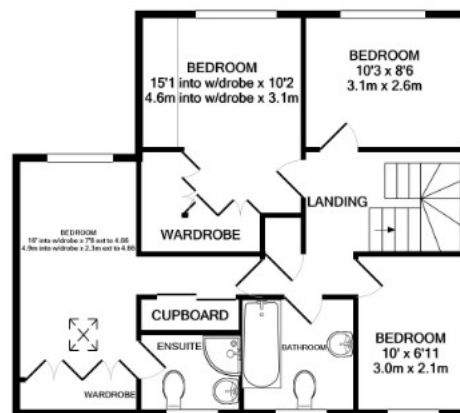
43' 0" x 40' 0" (13.11m x 12.19m)



SYLVAN GLADE, WALDESLADE WOODS, KENT, ME5 9PW



GROUND FLOOR  
APPROX. FLOOR  
AREA 725 SQ.FT.  
(67.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 636 SQ.FT.  
(59.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1362 SQ.FT. (126.5 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

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## EFFICIENCY RATINGS

### AGENT NOTES

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PRESTIGE HOMES  
NEW HOMES  
OVERSEAS  
SALES  
MORTGAGES  
CONVEYANCING



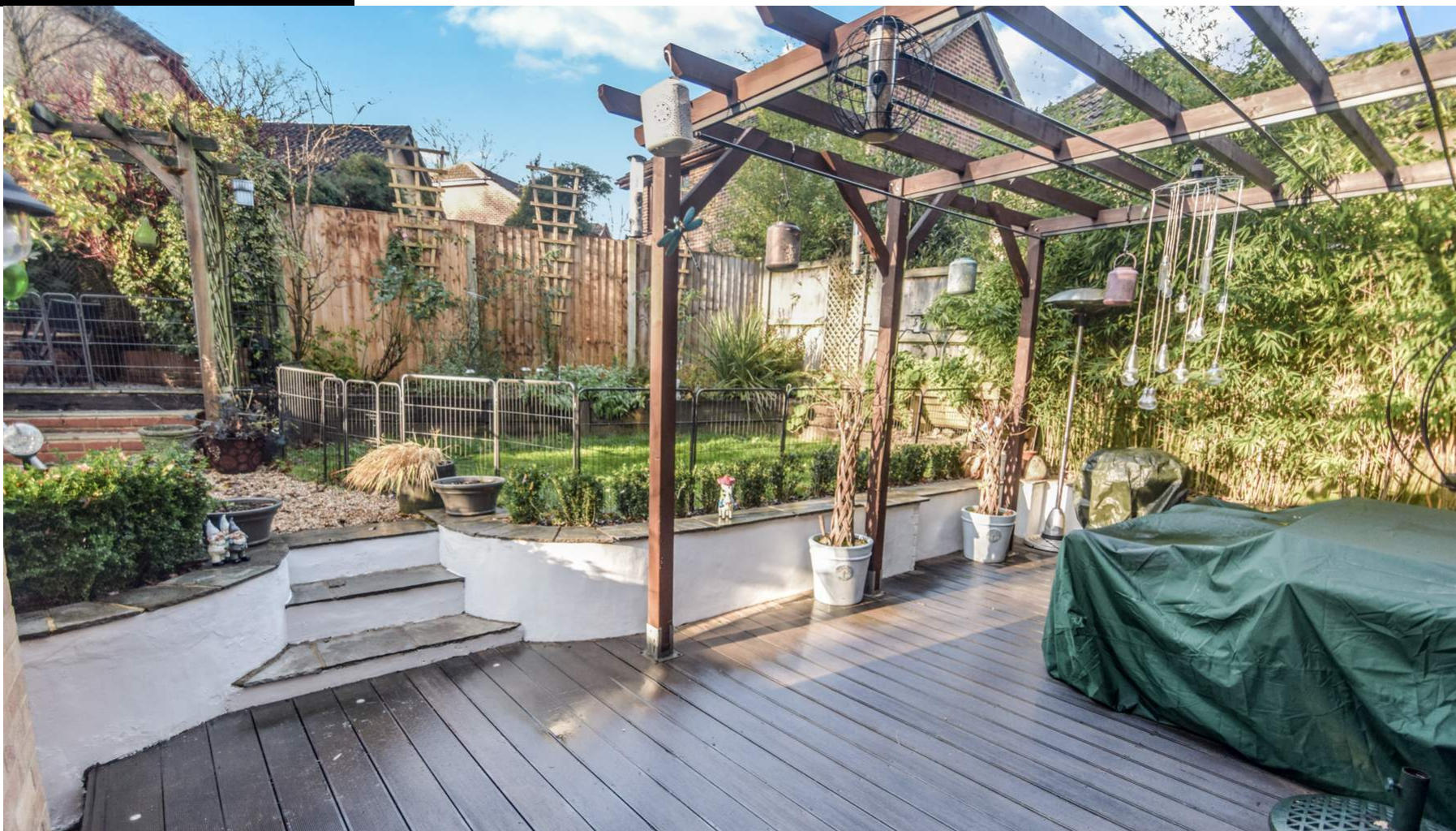
## SITUATION

Walderslade Woods is within reach of local primary and 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

At junction 3 of the M2 turn right at traffic lights. Follow A2045 and Impton Lane into Sylvan Glade

SYLVAN GLADE, WALDESLADE WOODS, KENT, ME5 9PW



## Greyfox Prestige Walderslade

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