



AINTREE ROAD



Guide Price £475,000 Freehold

THE PROPERTY

Guide Price £475,000 - £495,000

We are pleased to present this immaculate four bedroom family home. The current owners have placed a lot of care maintaining this lovely home and you will not be disappointed. Rarely do properties become available on what is known as the Race Course Development which is a sought after area and also within walking distance to local schools.

To the ground floor you are welcomed to a spacious entrance hallway with stairs to the first floor. It is very noticeable when entering this lovely home how well presented it is, which continues throughout. You have a handy WC and the modern fitted kitchen/breakfast room which offers a range of fitted wall and base units and ample worksurfaces. It also offers a host of integrated appliances to include double oven, microwave, gas hob and dishwasher. The lounge is a great space to unwind and chill with the focus point of a limestone fireplace. There is a separate dining room which is versatile as it could be offered as a guest room or study. The property also benefits from the conservatory which is a great room again to relax in all year round as it overlooks the private garden.

Moving upstairs you are greeted with four good size bedrooms, the premium offering bespoke fitted wardrobes and a family bathroom with a modern fitted suite with separate shower cubicle.

Externally if you are looking for a South facing garden which is low maintenance then this is ideal as mainly laid to lawn, with large patio area. This is a great space for those family gatherings and also ideal for children to be safe and secure. Gated side access leading to the front with driveway and garage with electric door.

We do highly recommend a viewing, please call the Walderslade Sales Team for further details.



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Hallway

WC

Kitchen/Breakfast Room

14' 2" x 9' 4" (4.32m x 2.84m)

Living Room

19' 3" x 11' 10" (5.87m x 3.61m)

Dining Room

13' 1" x 7' 10" (3.99m x 2.39m)

Conservatory

10' 9" x 9' 3" (3.28m x 2.82m)

Bedroom 1

12' 0" x 10' 6" (3.66m x 3.20m)

Bedroom 2

10' 6" x 8' 5" (3.20m x 2.57m)

Bedroom 3

9' 11" x 8' 8" (3.02m x 2.64m)

Bedroom 4

8' 8" x 6' 7" (2.64m x 2.01m)

Bathroom

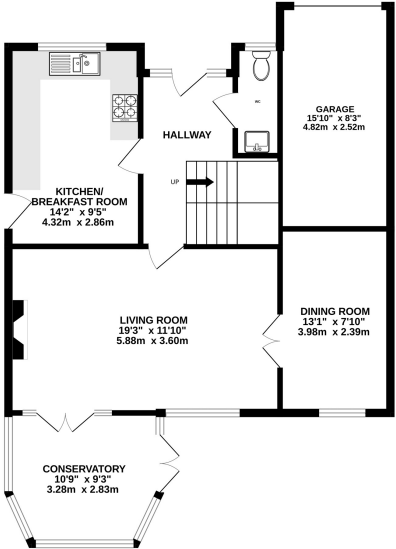
Garage

15' 10" x 8' 3" (4.83m x 2.51m)

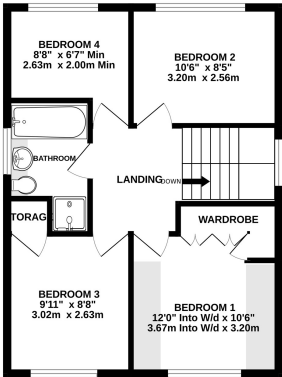


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GROUND FLOOR
804 sq.ft. (74.6 sq.m.) approx.




1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 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

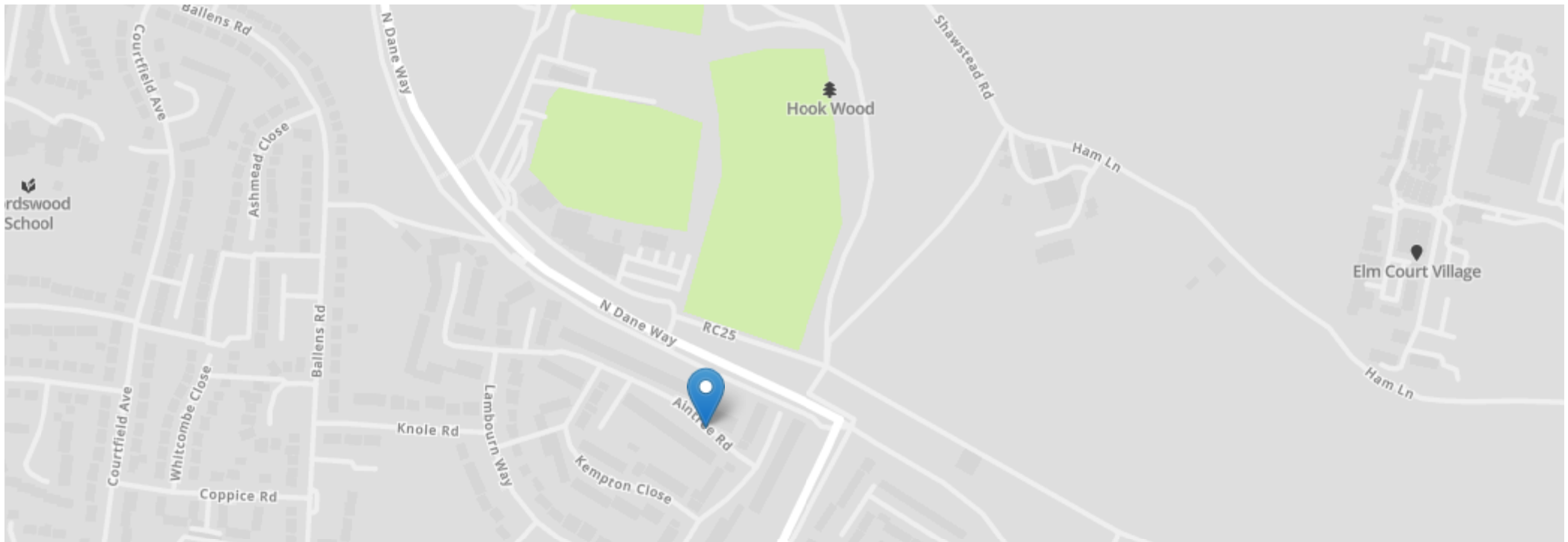
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	78
	EU Directive 2002/91/EC 	

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

Medway
Band E



SITUATION

Lords Wood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.

DIRECTIONS

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass. Continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. Turn right onto Dargets Road. At the roundabout, take the 2nd exit onto Albemarle Road. Turn left onto Lambourn Way. Turn right onto Catterick Road. Turn left onto Aintree Road and the property will be on the left.

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Greyfox Prestige Walderslade

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