



KINGFISHER DRIVE



£330,000 Freehold

THE PROPERTY

You will not be disappointed when viewing this lovely home, situated in a quiet location on a walkway. It is ready to move into and would be ideal for the growing family or for first time buyers.

On entering you benefit from an entrance porch leading through to the spacious entrance hall with understairs storage. Continuing through you are welcomed to the open plan modern living room and dining area which is a great space for entertaining with family and friends. It also has the added benefit of a utility room and a modern WC.

The modern fitted kitchen offers a host of integrated appliances, this to include microwave, gas hob and oven with extractor over and a range of fitted units with ample worksurfaces. It is also noticeable how light and airy it is with bi fold doors leading to the garden and electric velux windows.

Moving upstairs you have three bedrooms, the main bedroom benefits from an en-suite and fitted slide wardrobes, as well as the modern fitted family bathroom with WC, freestanding wash hand basin, fitted with drawer units.

Externally you have a pretty front garden and low maintenance rear garden with patio area and raised shrub borders. There is also access to the garage and there is parking en block.

This truly is a lovely home and is ready to move into. Please contact the Walderslade Sales Team for further details.



KINGFISHER DRIVE, WALDESLADE, CHATHAM, KENT, ME5 7NX



Lounge

11' 8" x 11' 4" (3.56m x 3.45m)

Dining Area

15' 0" x 8' 2" (4.57m x 2.49m)

Utility Room

5' 4" x 4' 10" (1.63m x 1.47m)

WC

Kitchen

11' 0" x 10' 6" (3.35m x 3.20m)

Bedroom 1

11' 5" x 8' 8" (3.48m x 2.64m)

Ensuite

5' 4" x 4' 3" (1.63m x 1.30m)

Bedroom 2

9' 1" x 8' 8" (2.77m x 2.64m)

Bedroom 3

8' 0" x 6' 0" (2.44m x 1.83m)

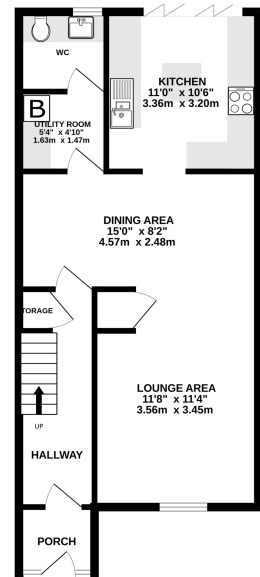
Bathroom

8' 0" x 5' 0" (2.44m x 1.52m)

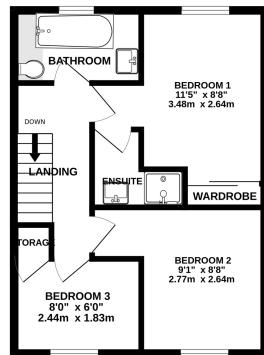


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GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



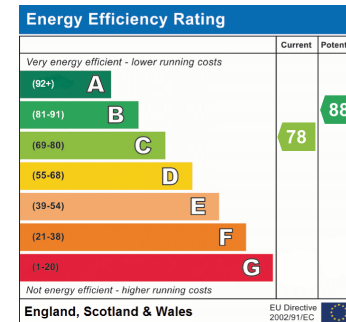
1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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



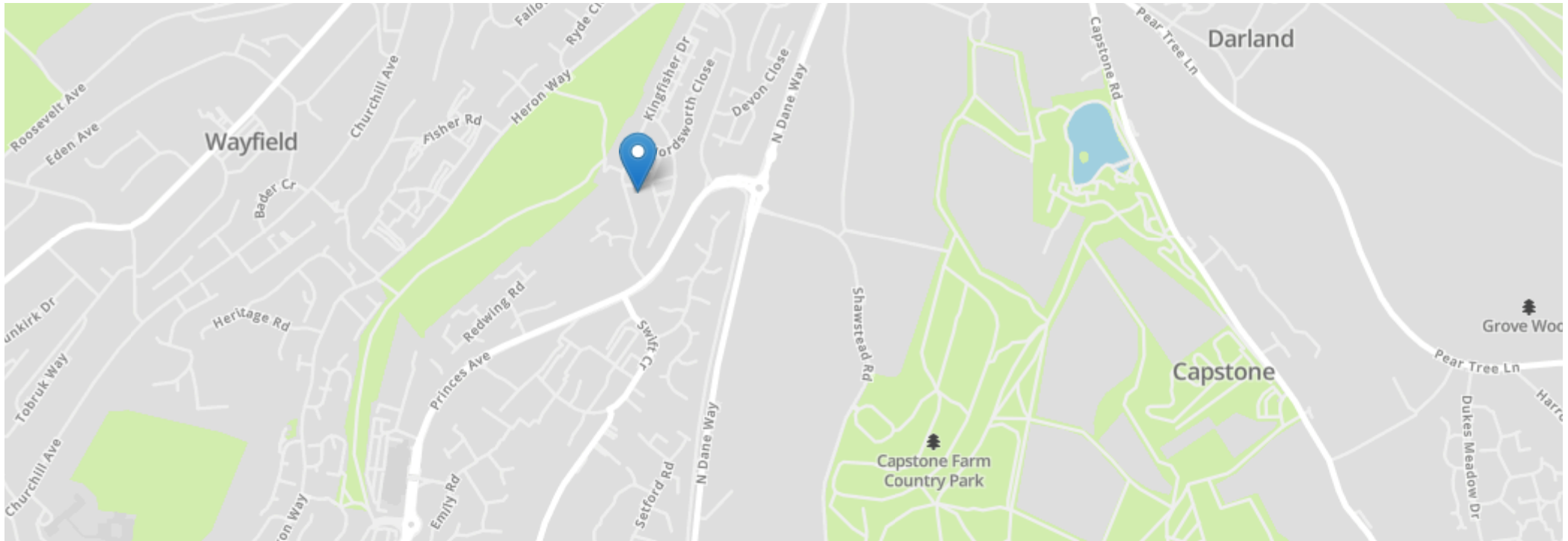
AGENT NOTES

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Local Authority

Medway

Band C



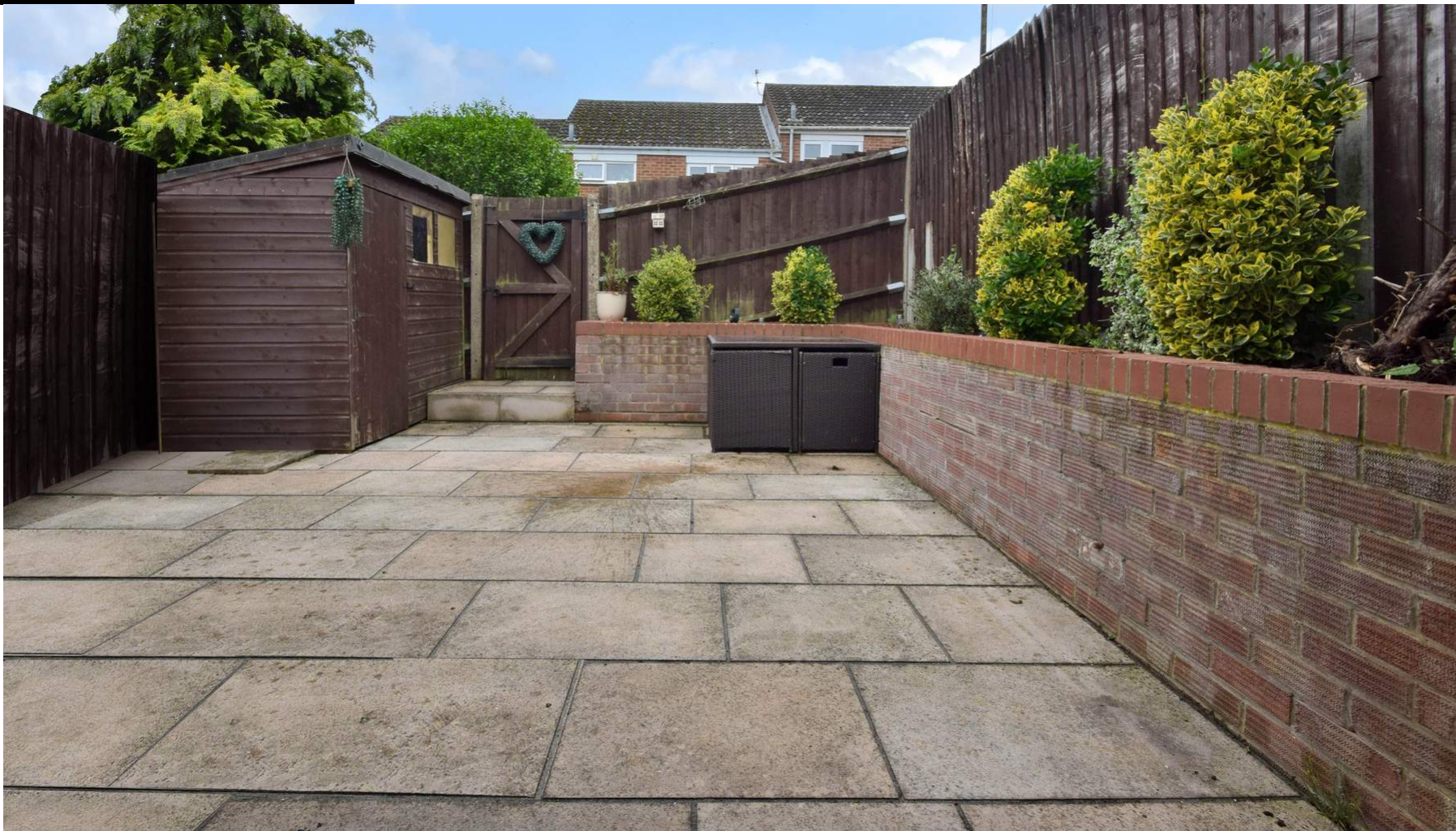
SITUATION

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 right onto Walderslade Village Bypass. Continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. Turn left onto Kingfisher Drive and the property will be on the left.

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Greyfox Prestige Walderslade

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