



ABIGAIL CRESCENT





£570,000 Freehold

## THE PROPERTY

An exceptional four bedroom detached house in a sought after location with convenient access to motorways yet within Walderslade Woods area, great for nature lovers who enjoy their walks.

There are generous room sizes with bi-fold glazed double doors leading you to the superb kitchen / dining room with integrated dishwasher, ample work surfaces and breakfast bar plus separate utility room. The lounge is bright and welcoming opening out to the lovely garden with composite decked patio and a lawn area, ideal for entertaining. The study / home office is a bonus too as well as the downstairs W.C.

The first floor boasts four bedrooms, the main with en-suite plus there is a modern family bathroom.

The double garage has been adapted to be utilised in many ways. It is currently being used as a gym / playroom and benefits from natural light via the Velux windows. With power, a water supply and radiator your options are very versatile.

This property really must be top of your viewing list to fully appreciate the accommodation on offer. Please call the Greyfox Sales Team for further details.



ABIGAIL CRESCENT, WALDESLADE WOODS, CHATHAM, KENT, ME5 9DZ



**Entrance hall**

19' 3" x 6' 6" (5.87m x 1.98m)

**W.C**

4' 11" x 3' 6" (1.50m x 1.07m)

**Kitchen / diner**

23' 3" x 13' 1" (7.09m x 3.99m) increasing to 16'

**Utility room**

5' 10" x 5' 9" (1.78m x 1.75m)

**Study**

8' 4" x 6' 8" (2.54m x 2.03m)

**Lounge**

20' 5" x 11' 1" (6.22m x 3.38m)

**Garage / gym / playroom**

17' 1" x 16' 7" (5.21m x 5.05m)



**Bedroom 1**

13' 0" x 11' 0" (3.96m x 3.35m)

**En-suite**

7' 2" x 6' 7" (2.18m x 2.01m)

**Bedroom 2**

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

**Bedroom 3**

11' 0" x 9' 3" (3.35m x 2.82m)

**Bedroom 4**

9' 0" x 9' 0" (2.74m x 2.74m)

**Bathroom**

7' 4" x 5' 11" (2.24m x 1.80m)

**Rear garden measuring approximately**

64' 8" x 42' 2" (19.71m x 12.85m)

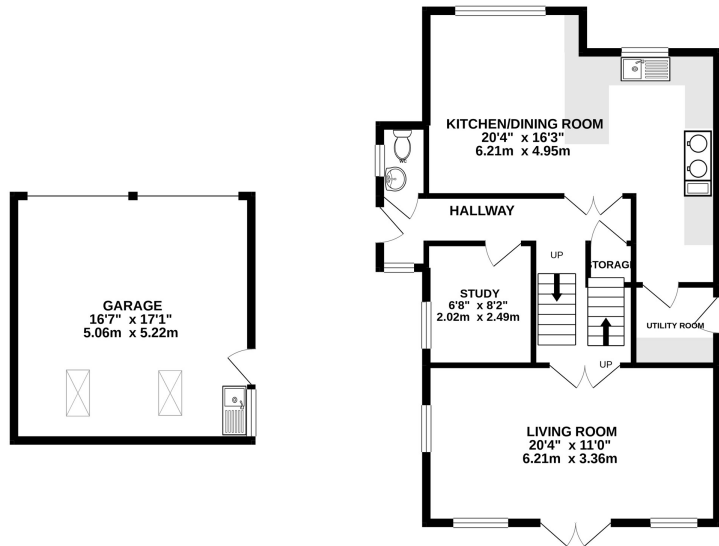




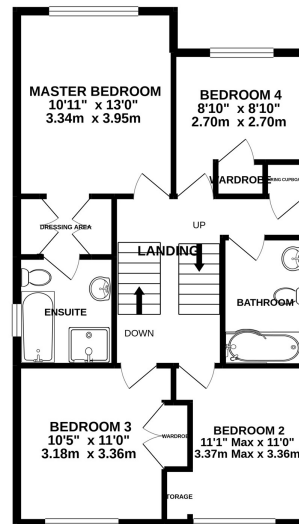


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GROUND FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.




1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 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 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	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>.





## 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 use the left 2 lanes to exit towards A229/M20 Maidstone/Chatham. At traffic lights turn right onto Walderslade Woods, go straight across the roundabout and turn left into Impton lane, then second left into Abigail Crescent.

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## Greyfox Prestige Walderslade

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