



BOXLEY ROAD



Guide Price £390,000 Freehold

THE PROPERTY

Guide Price of £390,000 to £410,000. No forward chain!! If you are looking for a family home that is located in one of the sought after areas of Boxley Road then we suggest you look no further. The property sits on an elevated 200' plot with a garage and parking for approximately three cars then there are steps which lead you to the three / four bedroom detached home with the potential opportunity to extend subject to relevant planning permission.

On entering you are greeted by a reception room which is a lovely bright room that overlooks the village which could potentially become bedroom four should needs require or even an office for those working from home. Continuing through you have an entrance lobby, W.C, a good size kitchen / breakfast room offering a range of fitted units and integrated appliances plus there is the added benefit of a separate utility room. Then you move into the good size lounge / diner with french doors leading out to the secluded rear garden.

Moving up to the first floor there are three double bedrooms, the primary offering an en-suite shower room plus there is also the family bathroom.

Externally, there is a good size front garden which is mainly laid to lawn with side access leading to the enclosed rear garden with a variety of trees and shrubs, a terraced seating area, perfect for entertaining. There is also further woodlands beyond the rear garden which is accessed via the side gate, which is a totally wonderful area for children to play and explore nature.

Viewing really does come highly recommended to appreciate just what this wonderful home has to offer. Please call the Greyfox Sales Team for further details.



BOXLEY ROAD, WALDESLADE, KENT, ME5 9LF



Entrance hall

Lounge

23' 3" x 12' 2" (7.09m x 3.71m)

Reception 2

15' 8" x 11' 1" (4.78m x 3.38m)

Cloakroom

Kitchen / breakfast room

12' 6" x 11' 7" (3.81m x 3.53m)

Utility room

Bedroom 1

14' 7" x 12' 7" (4.45m x 3.84m)

En-suite

Bedroom 2

12' 7" x 9' 9" (3.84m x 2.97m)

Bedroom 3

11' 7" x 8' 7" (3.53m x 2.62m)

Bathroom

6' 9" x 6' 7" (2.06m x 2.01m)

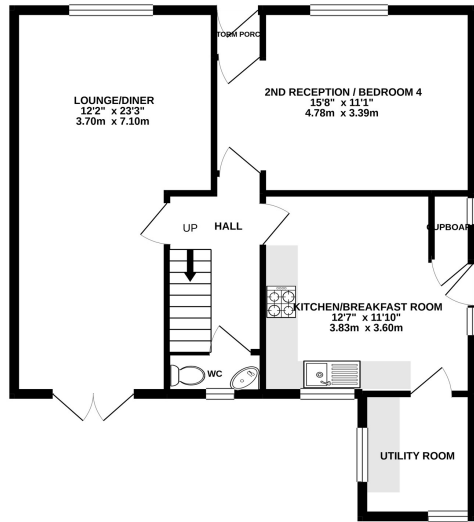
Sits on a plot

40' 0" x 200' 0" (12.19m x 60.96m)

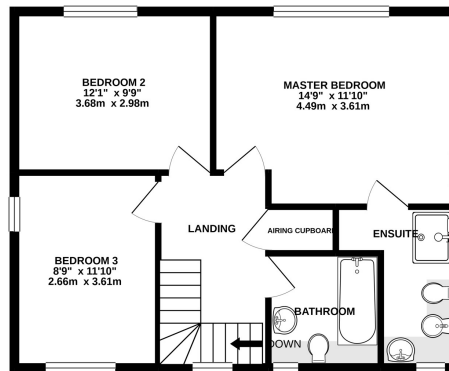


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GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



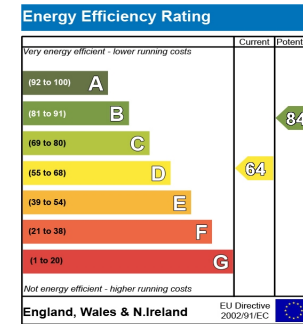
1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 sq.m.) approx.

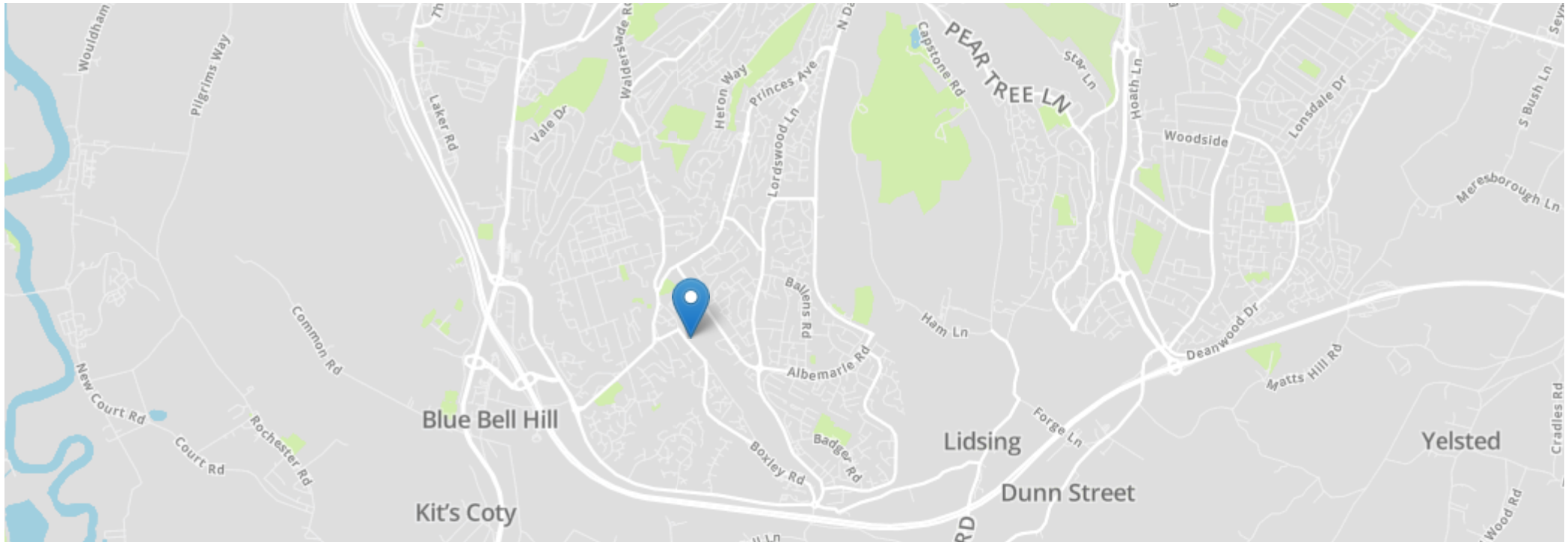
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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 is within reach of local primary and secondary schools, Sure Start centres, 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 Eurostar

DIRECTIONS

At junction 3 use the left two lanes to exit towards A229/M20 Maidstone/Chatham. At the roundabout take the first exit on to A2045. At the roundabout take the 2nd exit on to Walderslade Woods. At the roundabout take the first exit onto Boxley Road. Turn right to stay on Boxley Road.

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Greyfox Prestige Walderslade

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