



THE COVERT



Offers in Region of £540,000 Freehold

## THE PROPERTY

Tucked away in a sought after road in Walderslade Woods, this property is deceptive in size and beautifully maintained throughout by the current vendors. Occupying a corner plot the accommodation comprises: Entrance hall and downstairs cloakroom, off of the hall are double doors to the lounge with separate dining room leading off for more formal dining. The conservatory is a super size and really brings the feeling of the garden into the property all year around.

There is a handy snug room which would make a great study or playroom. The kitchen breakfast room has ample kitchen units and worksurfaces with sliding doors to the garden. Upstairs are four bedrooms, perfect for a growing family. The main bedroom benefits from an ensuite, with a shower in addition to the family bathroom.

The rear garden has been landscaped and maintained to a high standard with a variety of zones to enjoy. Some areas laid to lawn and some patio space too. There is ample parking on the driveway to the front of the garage, Must be viewed to fully appreciate the space that this lovely family home has to offer.

Walderslade woods is a popular area for walks and yet has easy access to M2 / M20 motorway links. Walderslade village shops and amenities are also a convenient distance away. Call the Greyfox Sales team today!





**Entrance hall**

**Downstairs cloakroom**

5' 6" x 2' 5" (1.68m x 0.74m)

**Lounge**

13' 8" x 16' 11" (4.17m x 5.16m)

**Conservatory**

15' 10" x 12' 10" (4.83m x 3.91m)

**Dining room**

11' 10" x 10' 5" (3.61m x 3.17m)

**Kitchen / Breakfast room**

18' 1" x 10' 8" (5.51m x 3.25m)

**Snug room**

10' 2" x 8' 0" (3.10m x 2.44m)



**Landing**

**Bedroom 1**

12' 8" x 10' 3" (3.86m x 3.12m)

**Ensuite**

7' 0" x 4' 4" (2.13m x 1.32m)

**Bedroom 2**

12' 5" x 9' 0" (3.78m x 2.74m)

**Bedroom 3**

9' 5" x 7' 7" (2.87m x 2.31m)

**Bedroom 4**

7' 2" x 5' 8" (2.18m x 1.73m)

**Bathroom**

7' 2" x 5' 7" (2.18m x 1.70m)



**Garden**

92' 10" x 61' 6" (28.30m x 18.75m)

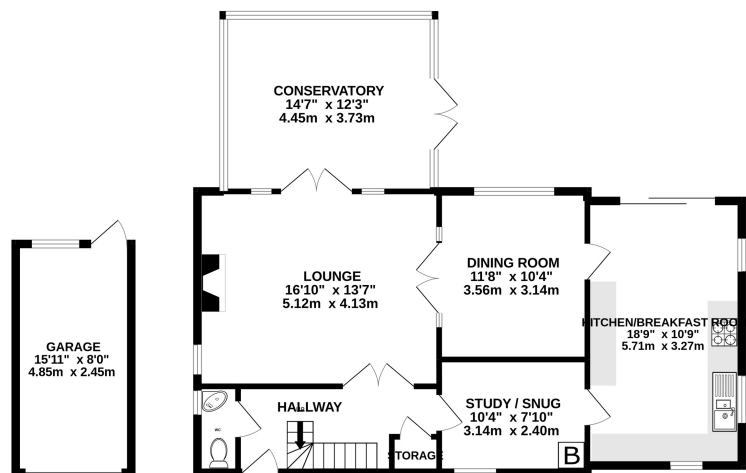
**Driveway**

**Garage**

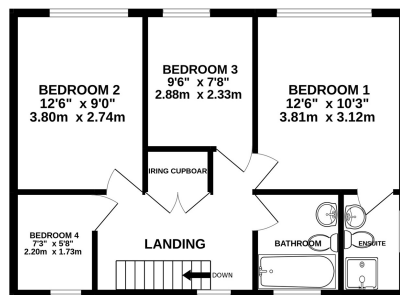


THE COVERT, WALDESLADE WOODS, KENT, ME5 9JJ

GROUND FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 sq.m.) approx.

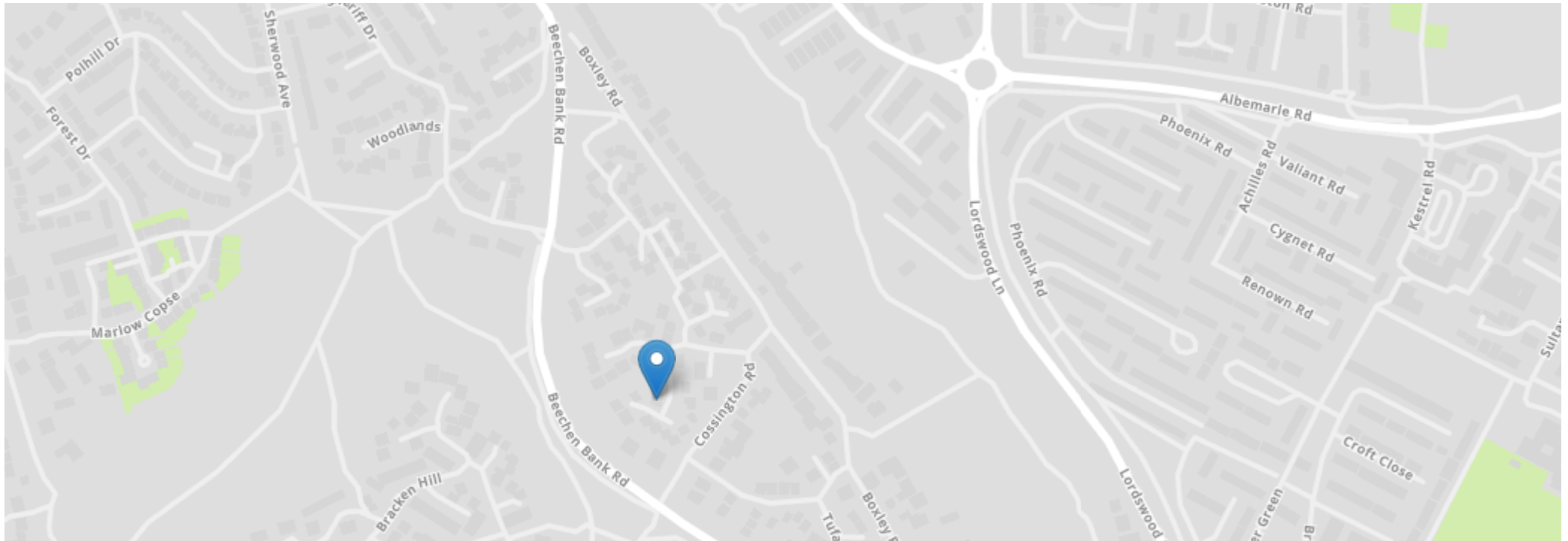
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
(92-100)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 Tunbury local primary school along with a variety of 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



## Greyfox Prestige Walderslade

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