



GOAD AVENUE



Guide Price £425,000 Freehold

THE PROPERTY

Guide Price £425,000 - £450,000

This extended semi-detached house is in beautiful order throughout and has versatile living accommodation that is ideal for a growing family. Occupying a substantial corner plot, there are local shops and schools on the doorstep. Potential to further extend, subject to relevant planning permissions.

To the ground floor is a porch with built in storage and a door opening into the entrance lobby and staircase. In addition to the main lounge there is a spacious kitchen/ breakfast room approx 27ft in length and well appointed. Appliances include a gas hob and double oven. There is a separate utility room and cloakroom. A home office/ study is a great addition.

The first floor landing has a range of sliding door wardrobes for extra storage. There are two double bedrooms to this floor, both are of a double size and the bathroom has a large walk in shower.

Moving up to the top floor, there are two further bedrooms and a handy storage room with velux style window.

The exterior has all a family could want. The garden being of an excellent size and secluded, ideal for pets and the entertainment space has a bar with a grill and fridge/freezer. Mainly laid to lawn, there is also a gravel area which houses the workshop. To complete this wonderful house is a driveway to the front.

Must be seen.



GOAD AVENUE, LORDSWOOD, KENT, ME5 8DT



Porch

Lounge

18' 10" x 13' 7" (5.74m x 4.14m)

Kitchen/ Dining Room

27' 5" x 11' 0" (8.36m x 3.35m)

Study

8' 8" x 7' 1" (2.64m x 2.16m)

WC

5' 1" x 2' 10" (1.55m x 0.86m)

Utility Room

6' 3" x 4' 5" (1.91m x 1.35m)

Bedroom 1

12' 3" x 9' 11" (3.73m x 3.02m)

Bedroom 2

10' 7" x 9' 3" (3.23m x 2.82m)

Shower Room

7' 9" x 5' 4" (2.36m x 1.63m)

Bedroom 3

11' 11" x 7' 11" (3.63m x 2.41m)

Bedroom 4

11' 11" x 6' 3" (3.63m x 1.91m)

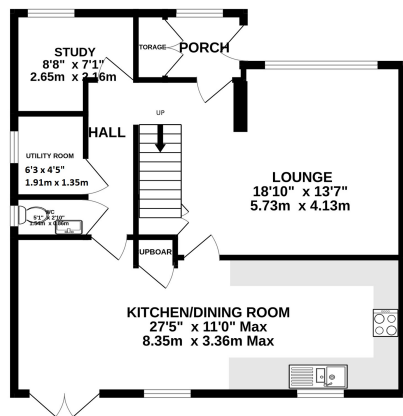
Storage Room

6' 9" x 4' 2" (2.06m x 1.27m)

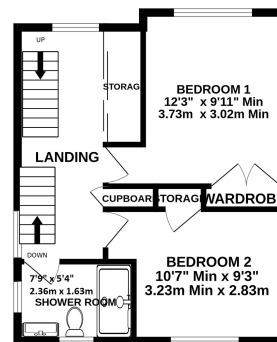


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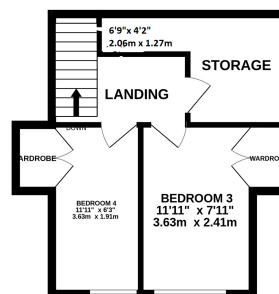
GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



OUTBUILDING (EXTERNAL MEASUREMENTS)
14'9" x 12'2"
4.50m x 3.70m

TOTAL FLOOR AREA : 1614 sq.ft. (149.9 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		72	83
		EU Directive 2002/91/EC	

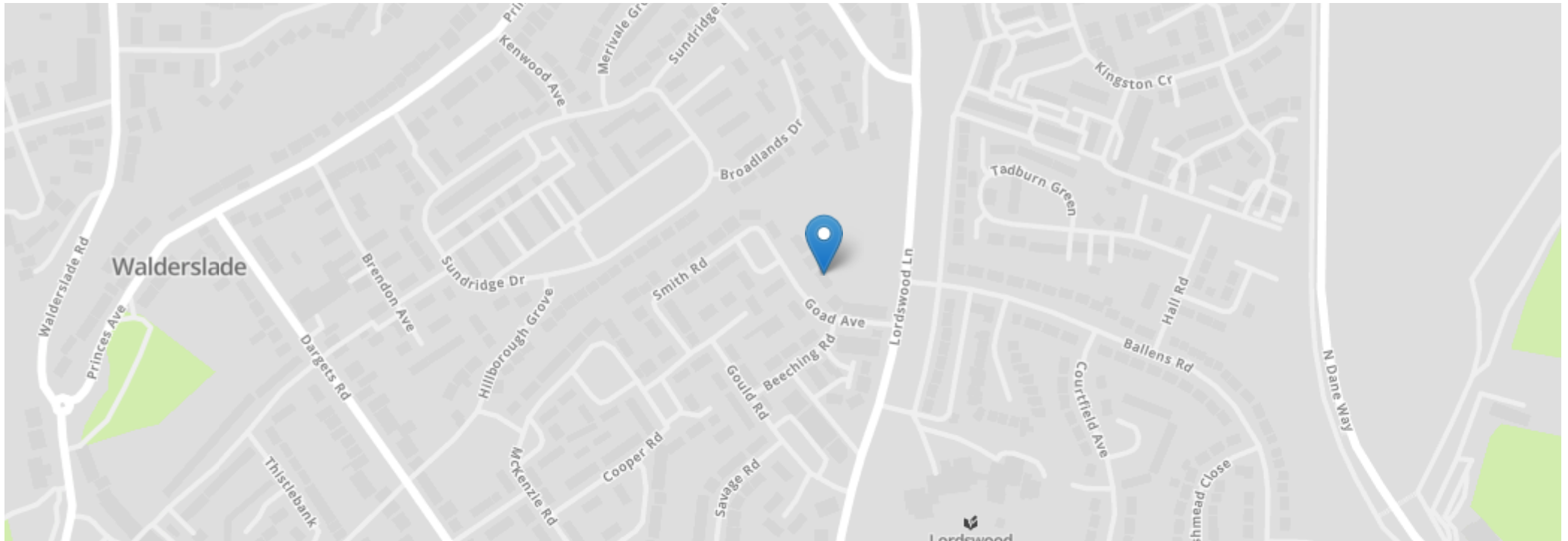
AGENT NOTES

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 C



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 and turn right onto Walderslade Village Bypass. Continue onto Walderslade Road & at the roundabout, take the 2nd exit onto Princes Ave. At the roundabout, take the 2nd exit onto Prince Charles Avenue. At the next roundabout, take the 2nd exit onto Lords Wood Lane and after 0.2 miles, turn right onto Goad Avenue.

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Greyfox Prestige Walderslade

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