



GOLDSTONE WALK





Guide Price £500,000 Freehold

## THE PROPERTY

Guide Price £500,000 - £525,000

Being offered with no forward chain is this well maintained four bedroom detached house. This lovely home has been well maintained throughout and will make a great family home. Rarely do properties come available in this sought after location within Walderslade Woods.

On entering you are welcomed to a spacious entrance hallway with fitted storage cupboard, WC, and stairs to first floor. Continuing through you have a good size modern kitchen/diner which offers a range of country style fitted wall and base units and a host of integrated appliances, this to include: integrated double oven and hob, fridge/freezer and ample worksurfaces. Also has the added benefit of a utility room with further fitted units, plumbing for a washing machine plus dishwasher to remain. The dining area is a good space to entertain family and friends with French doors leading out onto the enclosed rear garden. Further accommodation includes a good size lounge which offers double aspect windows which allows a lot of light in. This is a lovely room to relax and unwind in.

Moving upstairs you have four good size bedrooms, all of which are offered with wardrobes. The premium is a great size with ensuite.

Externally there is a well kept front and rear garden, the front is laid to lawn with driveway leading to the garage. The rear garden offers a variety of trees and plants, mainly laid to lawn with patio area and access to the garden.

There is no doubt this is an outstanding home and we would recommend a viewing. Please call the Walderslade Sales Team for further details.



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## **Entrance Hall**

### **Lounge**

17' 6" x 11' 5" (5.33m x 3.48m)

### **Kitchen/Diner**

17' 10" x 10' 6" (5.44m x 3.20m)

### **Utility Room**

6' 7" x 5' 10" (2.01m x 1.78m)

## **WC**

### **Bedroom 1**

13' 10" x 10' 10" (4.22m x 3.30m)

### **Ensuite**

### **Bedroom 2**

10' 6" x 10' 5" (3.20m x 3.17m)

### **Bedroom 3**

10' 5" x 7' 10" (3.17m x 2.39m)

### **Bedroom 4**

9' 7" x 6' 9" (2.92m x 2.06m)

## **Bathroom**

### **Garage**

17' 2" x 8' 2" (5.23m x 2.49m)

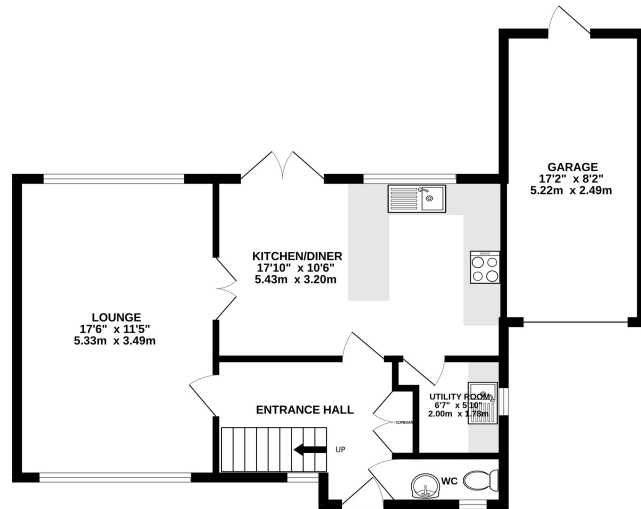




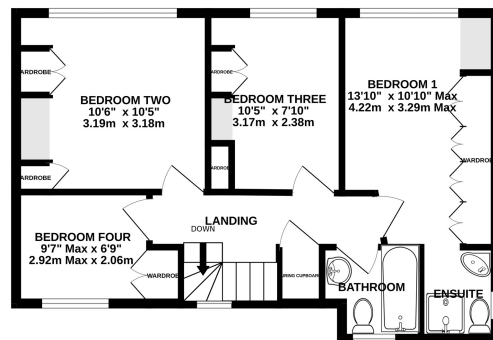
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GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(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

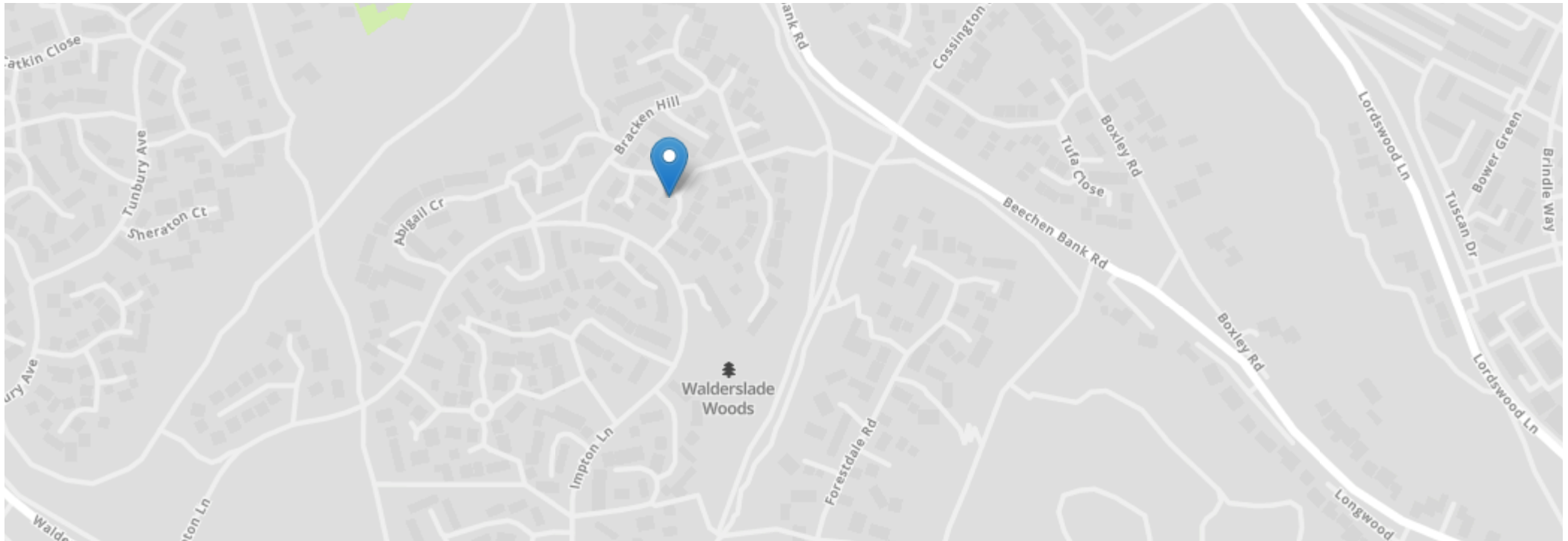
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### Local Authority

Maidstone

Band E





## 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

From Walderslade village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Continue onto Fostington Way. At the roundabout, take the 1st exit onto Walderslade Woods/A2045. Turn left onto Impton Lane. Turn left onto Bracken Hill. Turn right onto Goldstone Walk and the property will be on the left.

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## Greyfox Prestige Walderslade

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