



FOWEY CLOSE



Guide price £500,000 Freehold

THE PROPERTY

** Guide price £500,000 - £550,000 **

This lovely four bedroom detached house will make a great family home and is located in a quiet cul de sac within Lords wood. When you step inside you will be instantly drawn to the contemporary style and how well maintained and presented it is. You are greeted by a spacious entrance hall which leads through to a good size lounge with a feature fire surround, French doors lead into the outstanding kitchen / diner offering a host of contemporary style fitted units and integrated appliances to include microwave oven, wine cooler, fridge freezer oven and induction hob, this is a lovely space for all those family gatherings. Continuing through this wonderful home you are welcomed to a large, bright, multi purpose conservatory and a garden with a huge rolling lawn and mature trees.

Moving up to the first floor you have four good sized bedrooms, three of which have air conditioning and two with fitted wardrobes, family bathroom with a jacuzzi bath and shower over.

Externally you will be so delighted with the amount of space this garden has to offer and is a safe and secure place for children to play safely whilst you enjoy outdoor gatherings with family and friends.

To the front there will be no problem parking as the driveway offers approximately four cars plus a garage.

This really is a property to view, please call the Greyfox sales team for further details.





Entrance Hallway

WC

Lounge

15' 0" x 13' 2" (4.57m x 4.01m)

Kitchen / Diner

20' 3" x 12' 4" (6.17m x 3.76m)

Conservatory

23' 6" x 9' " (7.16m x NaNm)

Bedroom 1

15' 5" x 10' 9" (4.70m x 3.28m)

Bedroom 2

12' 2" x 10' 9" (3.71m x 3.28m)



Bedroom 3

9' 5" x 7' 3" (2.87m x 2.21m)

Bedroom 4

10' 8" x 9' 0" (3.25m x 2.74m)

Bathroom

Garden

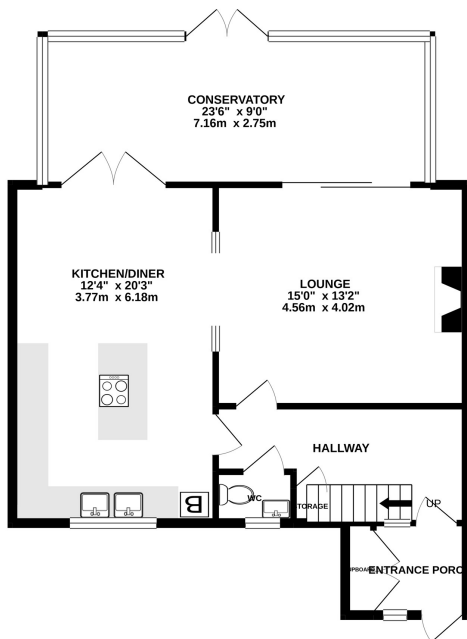
Garage



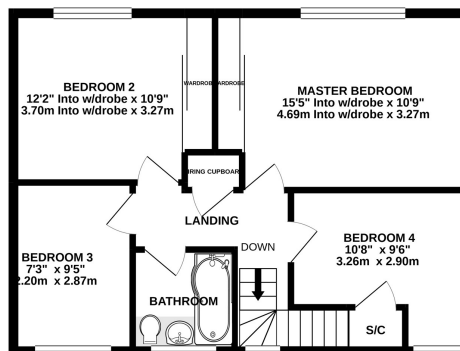


FOWEY CLOSE, LORDSWOOD, KENT, ME5 8JX

GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.




1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.6 sq.m.) approx.

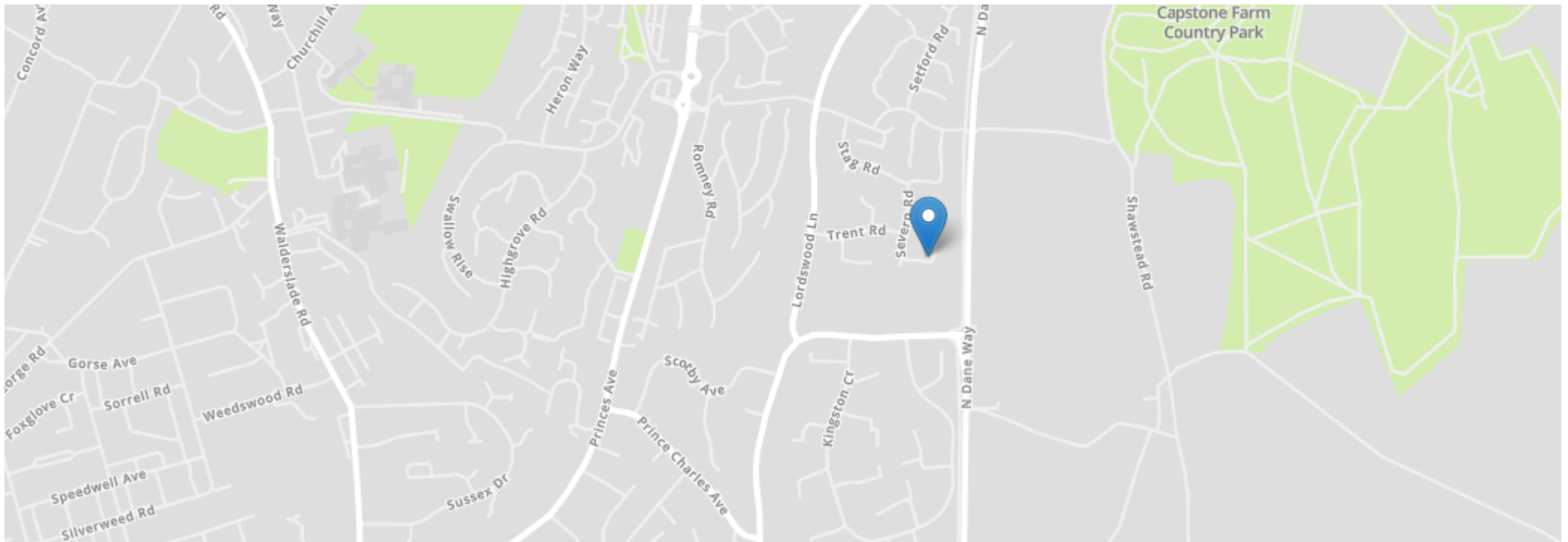
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2021

EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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 our office in Walderslade turn right onto Walderslade Village bypass, continue then at the roundabout take second exit onto Princes Avenue. Turn right onto Scotby Avenue, then left on to Lordswood Lane, first left onto lower Lordswood Lane then right into Trent Road. Continue to the end, turn right into Fowey Close.



Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR
Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

[greyfox.co.uk/greyfox-prestige](https://www.greyfox.co.uk/greyfox-prestige)