



PAPION GROVE





£425,000 Freehold

## THE PROPERTY

Being offered with no onward chain is this well presented two bedroom detached bungalow. This lovely home has been very well looked after and is ready to move into. Located in the sought after location of Taddington Woods and situated in a quiet cul-de-sac.

Moving inside, the property opens into the entrance hallway giving easy access to all rooms. The home offers two good size bedrooms, the second is positioned to the front of the property, while the main bedroom is located to the rear complete with built in wardrobes and bedside table and drawers.

The property offers a well equipped kitchen with a range of fitted wall and base units and integrated appliances to include oven and hob, fridge and white goods. From here you are welcomed to a good size lounge/diner. The spacious lounge with patio door leads into the conservatory which provides a pleasant spot overlooking the rear garden and can also be used as an additional space to relax. The shower room has been recently modernised complete with close coupled WC and wash basin shower cubicle.

The rear garden is mainly laid to lawn with mature flower beds and a large patio area, offering both privacy and room to enjoy outdoor living. Access to the garage and driveway is to the front and the front garden has gated side access.

This is a lovely home and is great for those looking for a house in a peaceful, desirable setting. Please call the Walderslade sales team for further details.







**Porch**

**Hallway**

**Kitchen**

9' 9" x 8' 4" (2.97m x 2.54m)

**Lounge/Diner**

18' 10" x 12' 6" (5.74m x 3.81m)

**Conservatory**

14' 2" x 7' 10" (4.32m x 2.39m)

**Bedroom 1**

13' 1" x 9' 10" (3.99m x 3.00m)

**Bedroom 2**

9' 9" x 8' 11" (2.97m x 2.72m)

**Shower Room**

**Garage**

16' 2" x 7' 11" (4.93m x 2.41m)

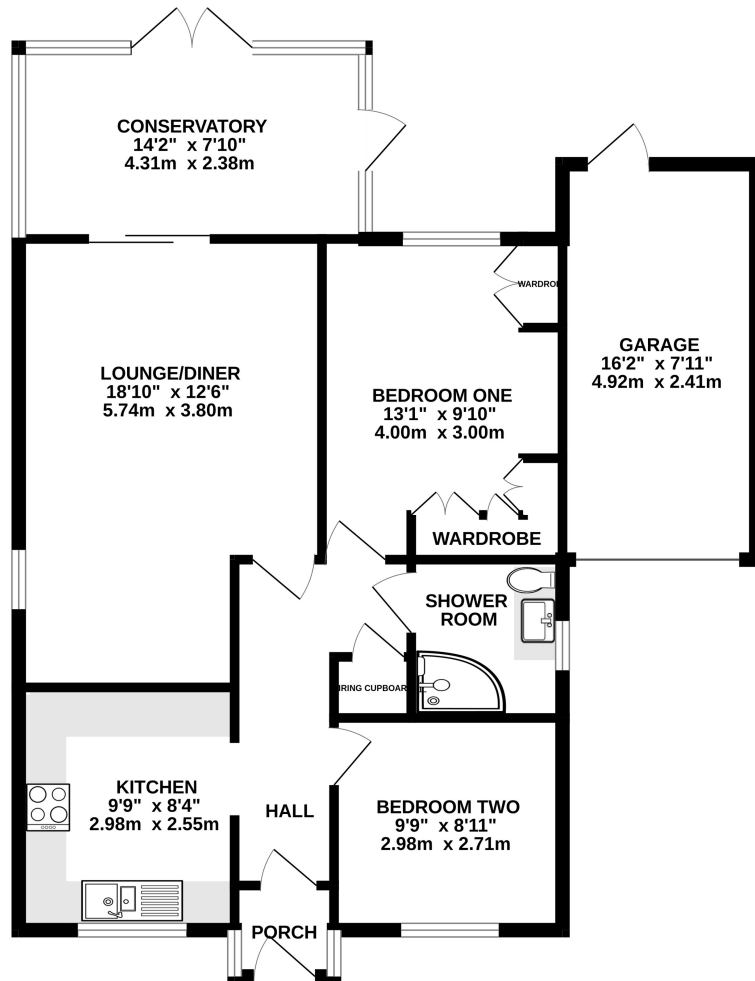




PAPION GROVE, WALDESLADE WOODS, KENT, ME5 9BS



GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	66	74
England, Scotland & Wales <span>EU Directive 2002/91/EC</span>		

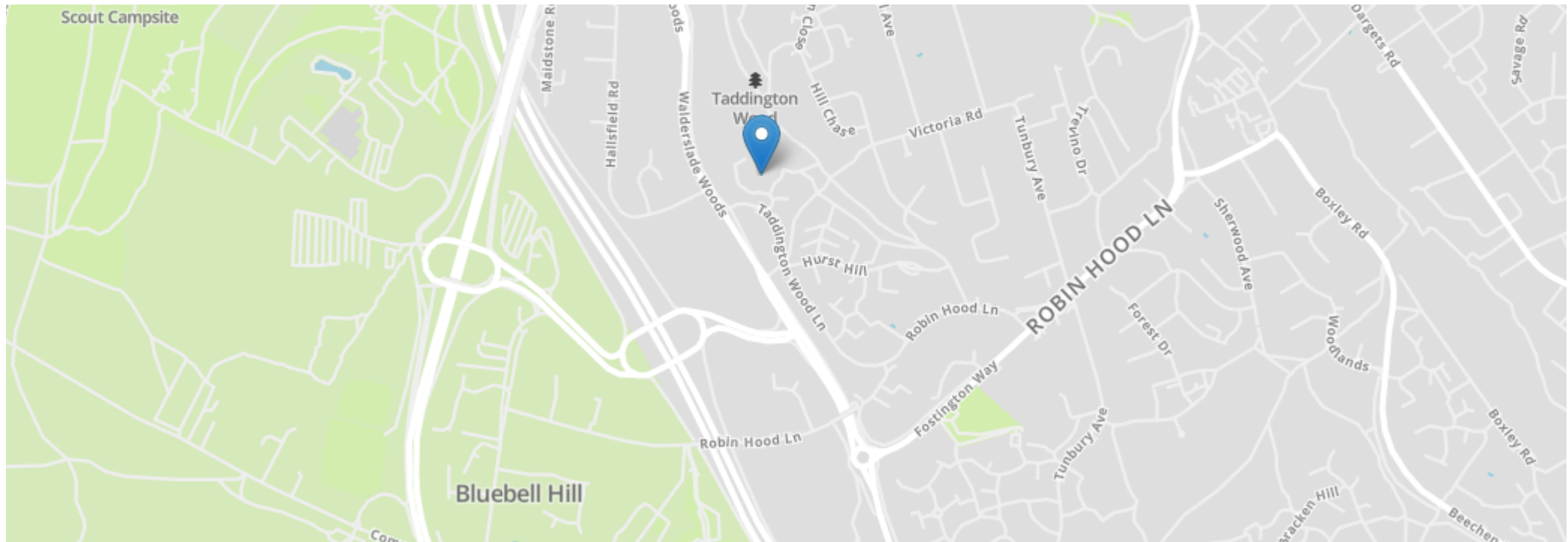
### AGENT NOTES

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

Tonbridge & Malling  
Band D





## SITUATION

Taddington 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 and turn right to stay on Robin Hood Lane. Continue onto Taddington Wood Lane. Turn right onto Papion Grove. Turn left to stay on Papion Grove and the property will be on the left.





## Greyfox Prestige Walderslade

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