



PANTON CLOSE



Offers in Excess of £375,000 Freehold

## THE PROPERTY

This lovely semi-detached house is situated in a cul-de-sac within the popular area of Lordswood. Beautifully presented throughout and with the added bonus of a contemporary studio/office in the rear garden with power and light, making it ideal as a home office/games room etc.

Accommodation within the house comprises: entrance porch area opening into the hallway with stairs. The spacious lounge/dining room is double aspect with sliding patio doors to the garden. The kitchen has a range of units and worksurfaces over with built in oven and hob. Upstairs are three bedrooms and a bathroom.

The rear garden is on a level plot with the superb studio/office (where the garage was formerly). There is a large patio and an area with artificial lawn for ease of maintenance.

Great location for local Lordswood shops, schools and amenities.





## Hallway

## Lounge/Diner

25' 4" x 11' 7" x 10" (7.72m x 3.53m x 3.05m)

## Kitchen

9' 6" x 7' 6" (2.90m x 2.29m)

## Bedroom 1

13' 5" x 12' 1" (4.09m x 3.68m)

## Bedroom 2

12' 1" x 8' 8" (3.68m x 2.64m)

## Bedroom 3

8' 7" x 8' 1" (2.62m x 2.46m)

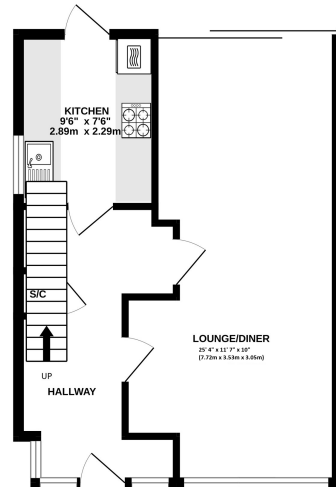
## Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

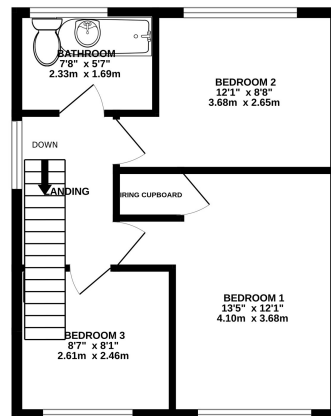


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GROUND FLOOR  
431 sq.ft. (40.1 sq.m.) approx.




1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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

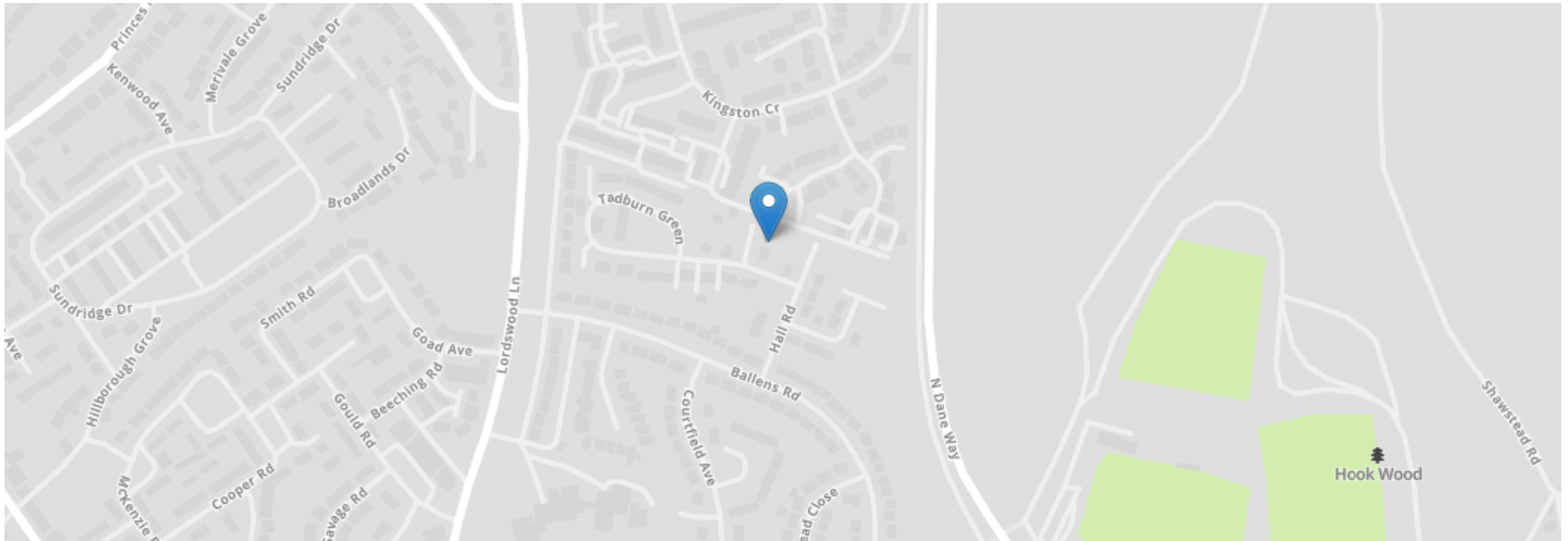
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU 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>.

### 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

Heading from Walderslade Village, at the roundabout, take the 2nd exit onto Prince Charles Avenue. At the next roundabout, take the 2nd exit onto Lords Wood Lane. Turn left onto Ballens Road and turn left onto Hall Road. Turn left onto Tadburn Grn, turn right onto Panton Close. The property will be on the right.

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## Greyfox Prestige Walderslade

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