



LAMBOURN WAY



£695,000 Freehold

## THE PROPERTY

An impressive individually built five bedroom executive home situated in one of the prestigious roads located on the popular Race Course development. This is a super opportunity if you are looking for your forever home as this lovely property offers plenty of space throughout and the accommodation is very versatile set over two floors.

On entering you are immediately greeted by an imposing entrance hall with original parquet flooring leading through to the living room with double aspect windows offering plenty of natural day light, perfect for taking time out to relax. Moving on you come to the dining room, again a great size, perfect for entertaining family and friends. The kitchen / breakfast room offers a range of fitted units and worksurfaces plus has the benefit of having a separate utility room. A downstairs W.C. and a further reception room which could be utilised as a study completes the ground floor.

Moving to the first floor you will be pleasantly surprised by the feature staircase with vaulted ceiling, hardwood, half turn stairs which leads you to the outstanding landing which could be yet another reception room. This then takes you to five double bedrooms, all with fitted wardrobes and wash basins giving the opportunity to potentially install further en-suites if required. The primary bedroom really is a stunning room with floor to ceiling windows opening on to a veranda plus has its own en-suite shower room as well as the two main family bathrooms.

Externally the front and rear gardens have clearly received a lot of time and effort keeping them well maintained. The secluded rear garden is private and south facing, mainly laid to lawn with a large patio area and a variety of trees and shrubs, with side access leading to the driveway which can accommodate approximately 8 cars plus the double garage meaning parking is not likely to be a problem when having guests round.

This is a magnificent home which most certainly warrants your attention - please call the Greyfox Sales Team for further details.



LAMBOURN WAY, CHATHAM, KENT, ME5 8PU



**Entrance hall**

**W.C.**

**Study**

7' 0" x 6' 11" (2.13m x 2.11m)

**Utility room**

**Kitchen / diner**

17' 3" x 13' 7" (5.26m x 4.14m)

**Dining room**

15' 5" x 12' 0" (4.70m x 3.66m)

**Living room**

20' 3" x 14' 11" (6.17m x 4.55m)

**Galleried landing**



**Primary bedroom**

17' 6" x 15' 10" (5.33m x 4.83m)

**Shower room**

7' 5" x 2' 8" (2.26m x 0.81m)

**Balcony**

15' 10" x 3' 1" (4.83m x 0.94m)

**Bathroom**

**Bedroom 2**

13' 10" x 12' 6" (4.22m x 3.81m)

**Bedroom 3**

16' 3" x 13' 8" (4.95m x 4.17m)

**Bedroom 4**

13' 8" x 13' 2" (4.17m x 4.01m)



**Bedroom 5**

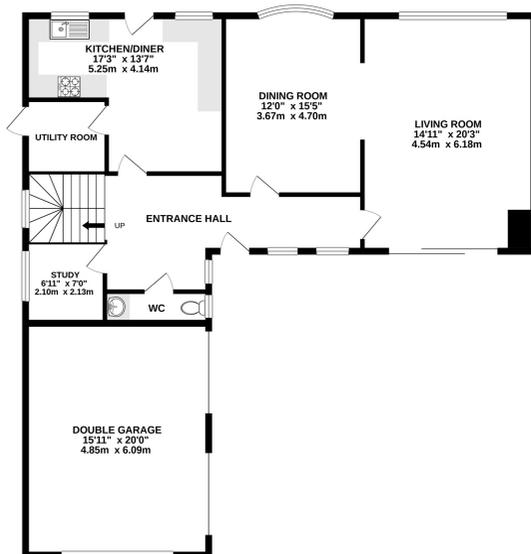
15' 0" x 12' 0" (4.57m x 3.66m)

**Bathroom**

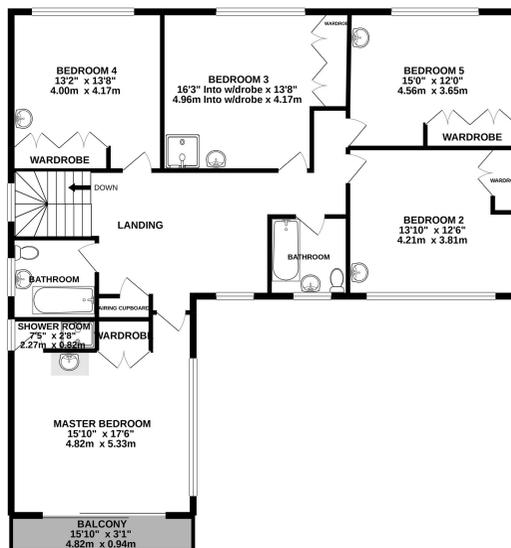


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GROUND FLOOR  
1309 sq.ft. (121.6 sq.m.) approx.



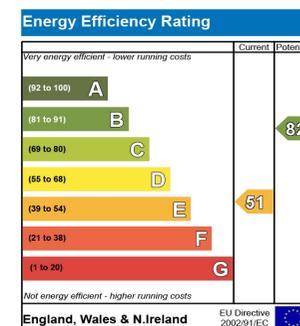
1ST FLOOR  
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA : 2689 sq.ft. (249.8 sq.m.) approx.

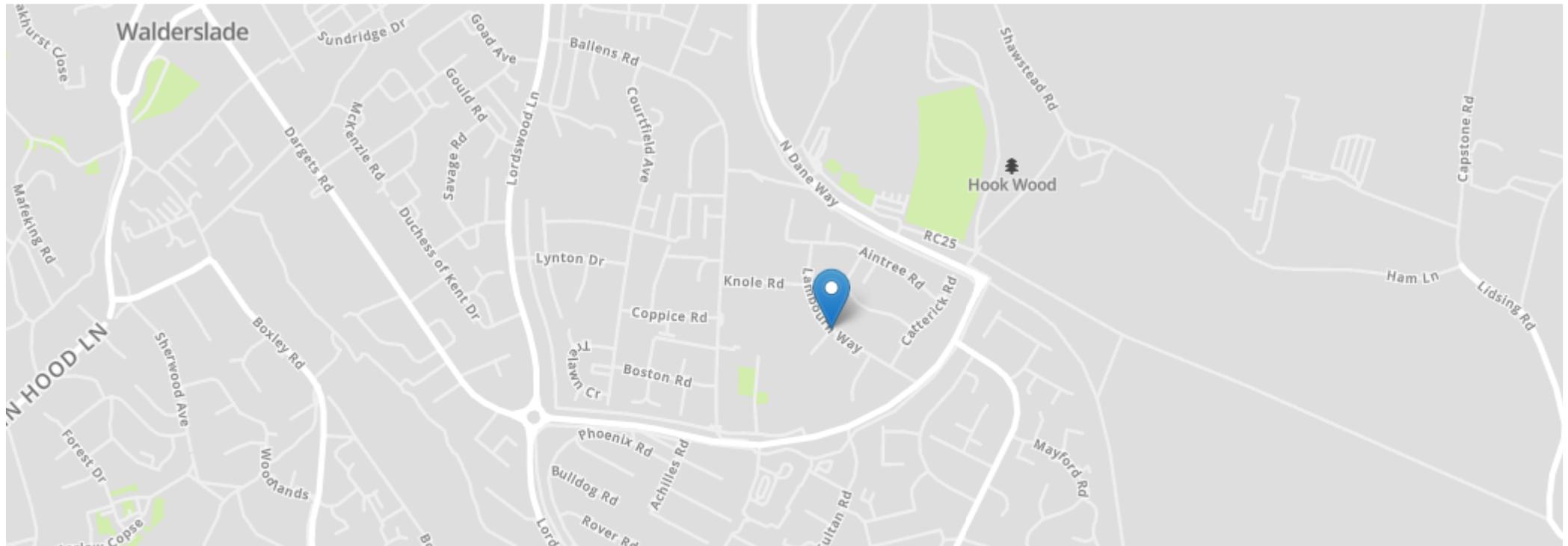
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



### 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

At junction 3 of the M2 signposted Maidstone/Chatham. At the roundabout take first exit onto A2045, at the next roundabout take 2nd exit onto Lords Wood Lane, then third exit onto Albemarle Road, turn left into Lambourn Way.



## Greyfox Prestige Walderslade

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