



DARENTH RISE



Offers in Excess of £425,000 Freehold

THE PROPERTY

Being Offered with no forward chain is this beautifully two bedroom detached bungalow. The current owners have refurbished throughout and you will be pleasantly surprised how well maintained this property is. Situated in one of the sought after road and in a cul de sac, rarely do properties become available in this road.

On approaching you will automatically notice how quiet and peaceful this cul de sac is and with no problem parking. On entry you will see how well maintained and presented this property is.

Property comprises of porch, entrance hall which continues through to open plan lounge / diner area, modern fitted kitchen offering a range of quality glossed finished units, a host of integrated appliances, a range cooker and ample worksurfaces. An additional reception room with patio doors leading out to the private enclosed garden which is a lovely space to relax in.

In the further accommodation you have two double bedrooms the premium with an Ensuite shower room and walk in wardrobe separate bathroom and utility room.

Moving outside you are welcomed to a well tendered garden with low maintenance in mind, offering decking and patio areas. Has the benefit of a summer house / hobby room currently being used as an office or just a space to relax in.

Please call the Walderslade Sales Team for further details.



DARENTH RISE, CHATHAM, KENT, ME5 8QU



Entrance Hall

Open plan Lounge/ Kitchen/ Diner
30' 3" x 15' 8" (9.22m x 4.78m)

Utility room

Sun room
12' 9" x 11' 8" (3.89m x 3.56m)

Bedroom 1
10' 8" x 10' 2" (3.25m x 3.10m)

Ensuite

Walk in wardrobe

Bedroom 2
10' 8" x 8' 8" (3.25m x 2.64m)

Bathroom



Garden

42' 0" x 38' 0" (12.80m x 11.58m)

Outdoor office

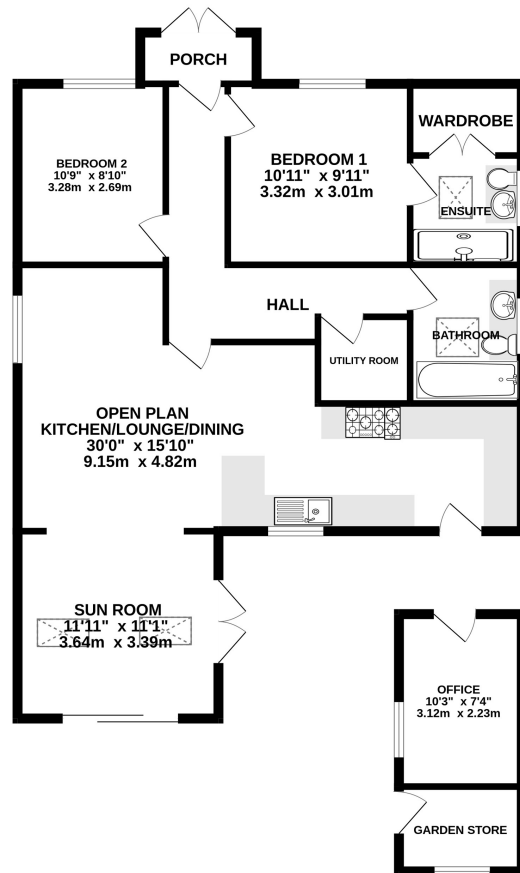
10' 3" x 7' 3" (3.12m x 2.21m)





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GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(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		

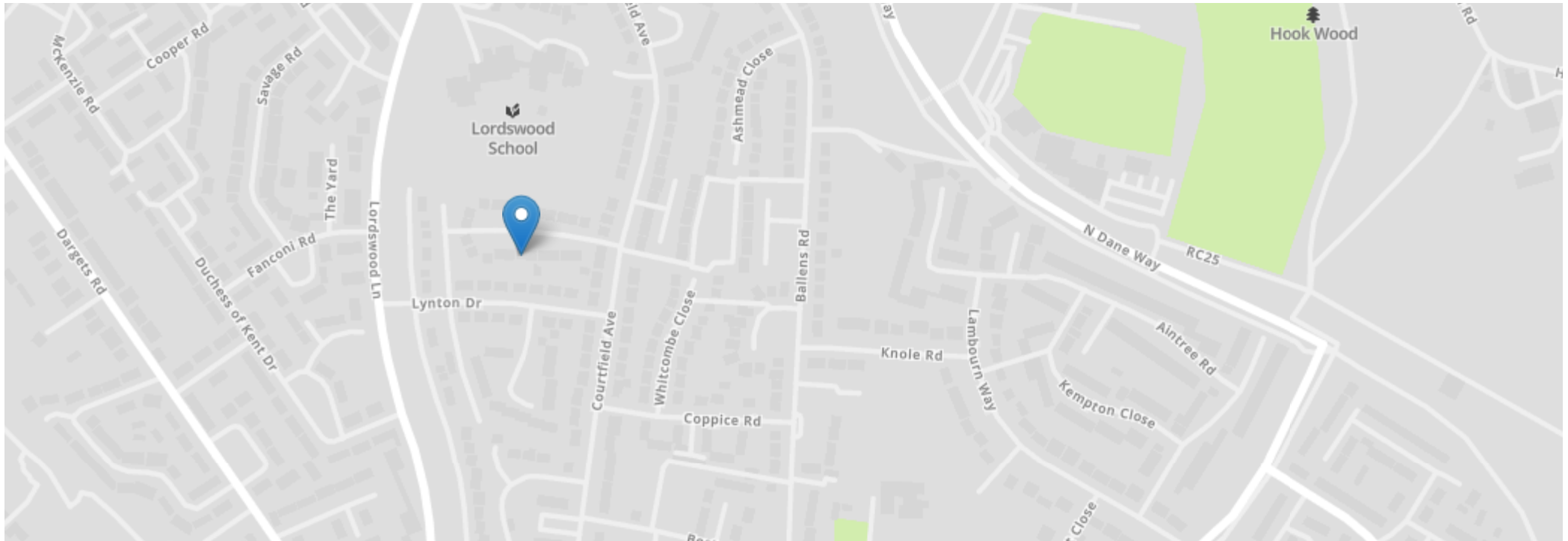
AGENT NOTES

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>.

Local Authority

Medway council

Band D



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 Walderslade Road, take the second exit at the roundabout onto Princes Avenue. After 0.2 miles, turn right onto Dargers Road. At the roundabout, take the 1st exit onto Lords Wood Lane. Turn right onto Lynton Drive. Turn left onto Courtfield Avenue & after 272ft, turn left onto Darent Rise

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Greyfox Prestige Walderslade

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