



DUCHESS OF KENT DRIVE



Guide Price £425,000 Freehold

## THE PROPERTY

GUIDE PRICE £425,000 - £450,000

This extended four bedroom house occupies a generous plot with potential to further extend and improve subject to any relevant planning permissions. Being sold with the benefit of no onward chain. Accommodation comprises: Entrance porch opening into the lounge with staircase to first floor. There is also a feature fireplace. The kitchen / dining room is great space for family meals and the conservatory leading off makes the most of an attractive garden.

Ideal for families with a handy utility space and downstairs cloakroom. Upstairs are four large bedrooms, the main bedroom has an ensuite shower room. There is also a family bathroom. The rear Garden is an L shape, laid to lawn with established shrubs and a raised patio area. Huge potential for utilising the space even more for entertaining.

To the front is a driveway that will accommodate several vehicles and a garage. It is also close to local shops and schools in the popular area of Lordswood. View today!



DUCHESS OF KENT DRIVE, LORDS WOOD, CHATHAM, KENT, ME5 8DD



**Entrance porch**

**Lounge**

18' 8" x 13' 6" (5.69m x 4.11m)

**Kitchen / Diner**

10' 4" x 9' 7" (3.15m x 2.92m)

**Conservatory**

10' 1" x 13' 4" (3.07m x 4.06m)

**Lobby area**

**WC**

**Utility room**

7' 7" x 5' 1" (2.31m x 1.55m)

**Bedroom 1**

13' 7" x 12' 5" (4.14m x 3.78m)

**En-suite**

8' 8" x 7' 9" (2.64m x 2.36m)

**Bedroom 2**

12' 3" x 9' 8" (3.73m x 2.95m)

**Bedroom 3**

12' 6" x 7' 4" (3.81m x 2.24m)

**Bedroom 4**

10' 1" x 9' 3" (3.07m x 2.82m)

**Bathroom**

**Garden**

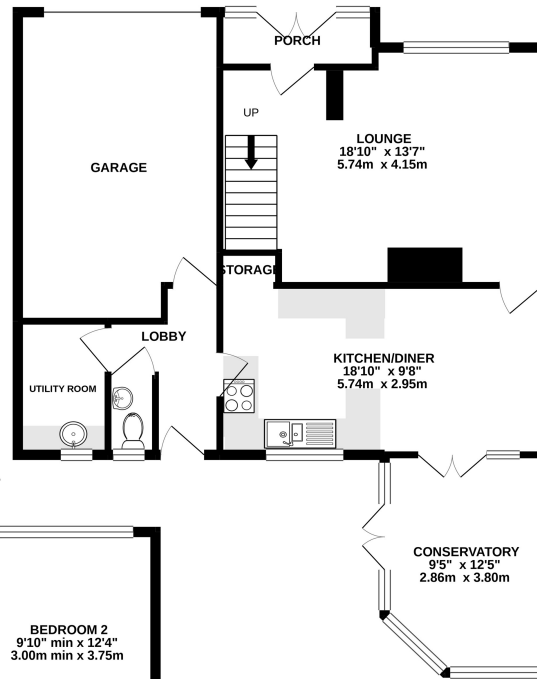
65'0" X 55'6" ft X 39'0"

**Large Garage**

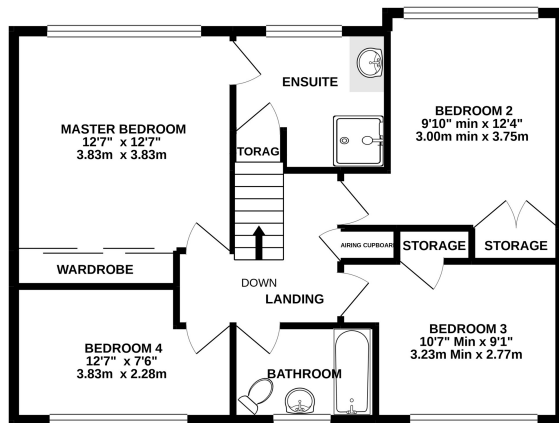


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GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.7 sq.m.) approx.

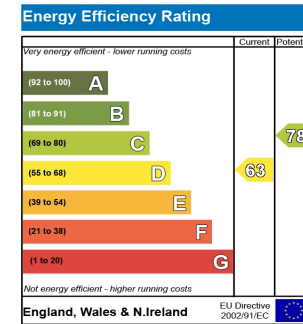


CONSERVATORY  
9'5" x 12'5"  
2.86m x 3.80m

TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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

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## SITUATION

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral

## DIRECTIONS

From our Walderslade office, head east on road towards Walderslade Road, turn right onto Walderslade Road, turn right onto Robin Hood Lane (Lower), turn right onto Walderslade Village Bypass, Bear left onto Walderslade Road. At the roundabout, take the 1st exit for Princes Avenue, turn right onto Dargets Road, turn left onto Hornbeam Avenue, then immediately turn right onto Duchess of Kent Drive.

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## Greyfox Prestige Walderslade

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