



CLANDON ROAD





£375,000 Freehold

## THE PROPERTY

Situated in a popular location and within walking distance to local amenities and schools, this is an ideal home for the growing family.

The property comprises of entrance porch leading through to the entrance hallway with stairs to the first floor. You are welcomed to a great size lounge which is a lovely space to chill and unwind in. The kitchen/breakfast room offers a range of fitted wall and base units, integral appliances and ample worksurfaces with french doors leading out onto the enclosed rear garden. It also offers a separate dining room which could be utilised as a bedroom is so desired.

Moving upstairs you have four good size bedrooms, the main bedroom being offered with fitted wardrobes, and a family bathroom.

Externally the rear garden is a lovely spot to entertain with family and friends and the summer house is an extension of this lovely home to relax and unwind in, which can also be used as an office for those working from home. Gated side access leads to the driveway and garage. Also there is the added benefit of an additional garage en bloc and parking for two cars.

We highly recommend a viewing, please call the Greyfox Walderslade Sales Team for further details.



CLANDON ROAD, LORDSWOOD, CHATHAM, KENT, ME5 8UN





**Entrance Porch**

**Entrance Hall**

**Lounge**

13' 9" x 10' 10" (4.19m x 3.30m)

**Kitchen/Breakfast Room**

14' 1" x 8' 2" (4.29m x 2.49m)

**Dining Room**

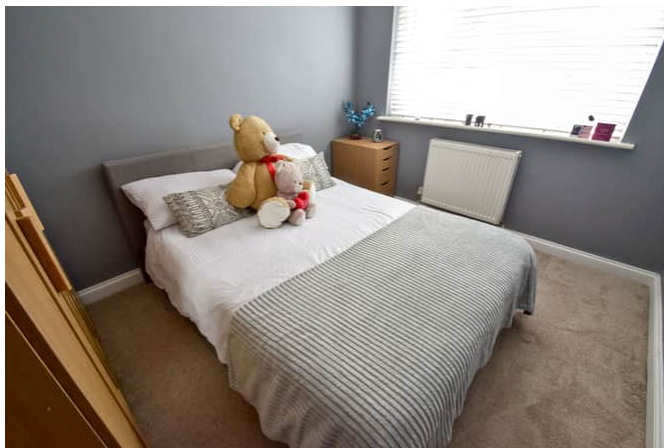
11' 1" x 9' 0" (3.38m x 2.74m)

**Bedroom 1**

11' 6" x 10' 11" (3.51m x 3.33m)

**Bedroom 2**

11' 3" x 9' 0" (3.43m x 2.74m)



**Bedroom 3**

10' 8" x 8' 11" (3.25m x 2.72m)

**Bedroom 4**

10' 8" x 7' 5" (3.25m x 2.26m)

**Bathroom**

**Summer House**

12' 5" x 6' 7" (3.78m x 2.01m)

**Garage**

16' 2" x 8' 11" (4.93m x 2.72m)



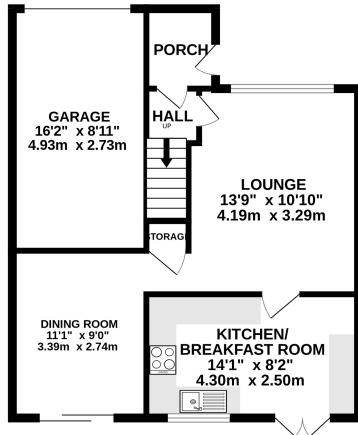




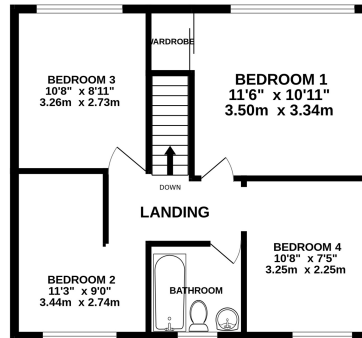
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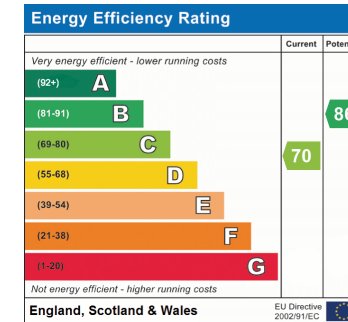
GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



## 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>.

### Local Authority

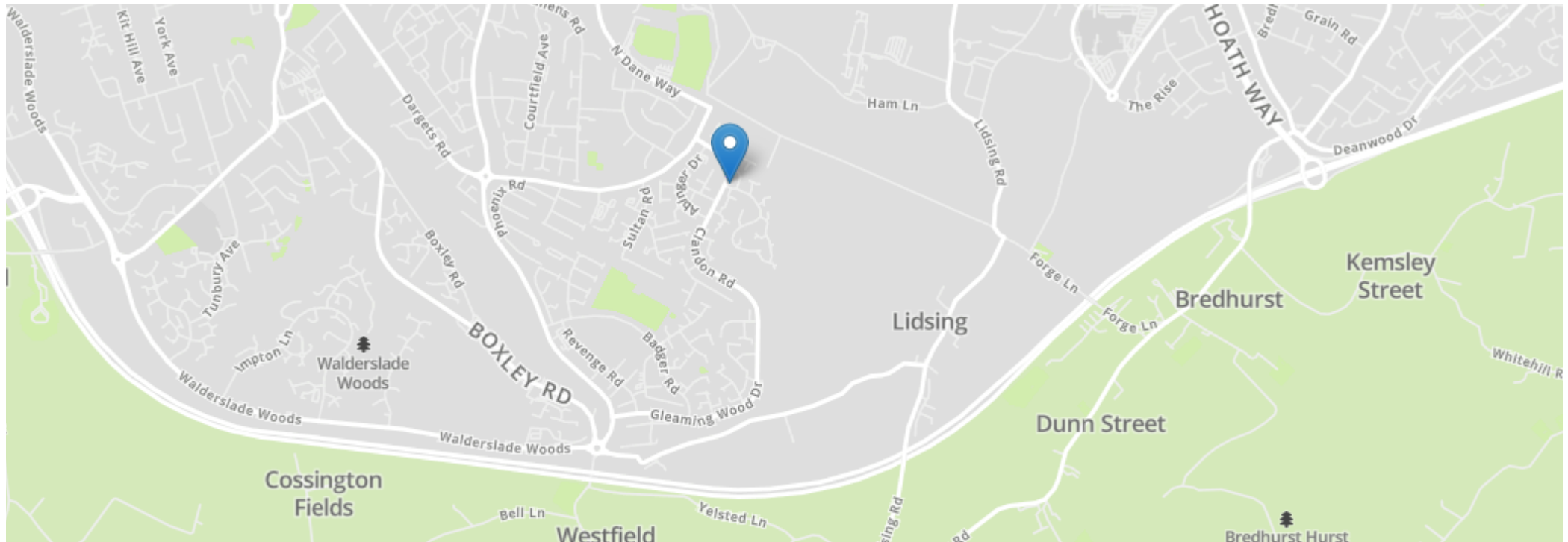
Medway  
Band C

TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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## 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 Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass. Continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. Turn right onto Dargets Road. At the roundabout, take the 2nd exit onto Albemarle Road. Turn right onto Clandon Road and the property will be on the left.

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## Greyfox Prestige Walderslade

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