



Freehold



110 Tunbury Avenue South, Walderslade ME5 9HY

- Substantial Detached Property
- Four Double Bedrooms & Three Luxury Bathrooms
- Kitchen Breakfast Room With French Doors
- Almost 2000 Sq.Ft Of Beautifully Appointed Accommodation
- Two Reception Rooms & Utility Area
- Main Bedroom With Dressing Room & Ensuite
- Beautifully Landscaped West Facing Garden
- Newly Laid Patio & Recently Installed Gazebo

SITUATION:

Tunbury Avenue is in an idyllic location of Walderslade village, which is home to an array of small convenience shops, a doctors surgery, post office, a private hospital and a local primary school. The area is further enhanced by a larger selection of shops found at the nearby Hempstead Valley shopping centre which has a Marks and Spencer's and several eateries.

Chatham dockyard is just a few miles away and draws visitors from all over the world, it has now extended to offer an array of bars, restaurants, and outlet shopping alongside the elegant marina.

Rochester, less than five miles away, a historic town known for Charles Dickens, it has a Cathedral that was founded in AD604 and holds many festivities including the annual Christmas markets. The high street is steeped in history and has an array of quaint cafes, independent retailers and antique shops.

Rochester train station is a modern design incorporating the latest high specification finishes and provides excellent high speed links into London in less than 40 minutes.

Gillingham is another neighbouring town and has an ice rink, ski centre and the lovely Capstone Park home to nature and pondlife. The Medway towns have a good selection of primary, secondary, and private schools including Kings school in Rochester which is the second oldest school in the world. Rail links from Rainham and Gillingham provide excellent connection with the city in under an hour as well as great accessibility to Kents coast, getting you into Whitstable in less than 30 minutes.

Whitstable has a bustling high street with an array of seafood restaurants, boutiques, and bars alongside a colourful harbour. The coastline is breath takingly beautiful and offers an array of water sports and come evening some impressive sunsets.



DESCRIPTION:

A substantial four bedroomed detached property that has been extensively renovated and extended over the years and now offers almost 2000 sq.ft of beautifully appointed accommodation. The high specification interior is enhanced by a beautifully landscaped west facing garden, that has recently seen the addition of a new patio and vaulted gazebo.

The property is in an idyllic location of Tunbury Avenue, on the edge of Walderslade woods and moments from the popular Tunbury Primary School.

The gated driveway leads to several parking spaces. A glazed front door sits central to the home and opens into a delightful entrance hall with wood effect flooring which has been laid seamlessly throughout.

The kitchen breakfast room has French doors to the garden and is well appointed with an array of white gloss units finished with rich



granite work tops which integrate all main appliances in addition to a Quooker boiling tap, wine cooler, and Insinkerator. The space is complemented by a utility area which also has access to the rear garden.

There are two elegant reception rooms, the dual aspect sitting room/snug sits at the front of the house, whilst a large family room sits overlooking the garden with French doors to the patio.

The downstairs space is further enhanced by a guest bedroom and a stylish bathroom, which has been fitted with contemporary tiles and sleek stone tops.

To the first floor one will find another three double bedrooms, and a well-appointed family bathroom fitted with an oversized bathtub and separate quadrant shower.

The main bedroom offers an elegant dressing area, with an abundance of storage space

which includes a walk-in wardrobe, there is also a recently added ensuite bathroom with rainfall shower.

OUTSIDE:

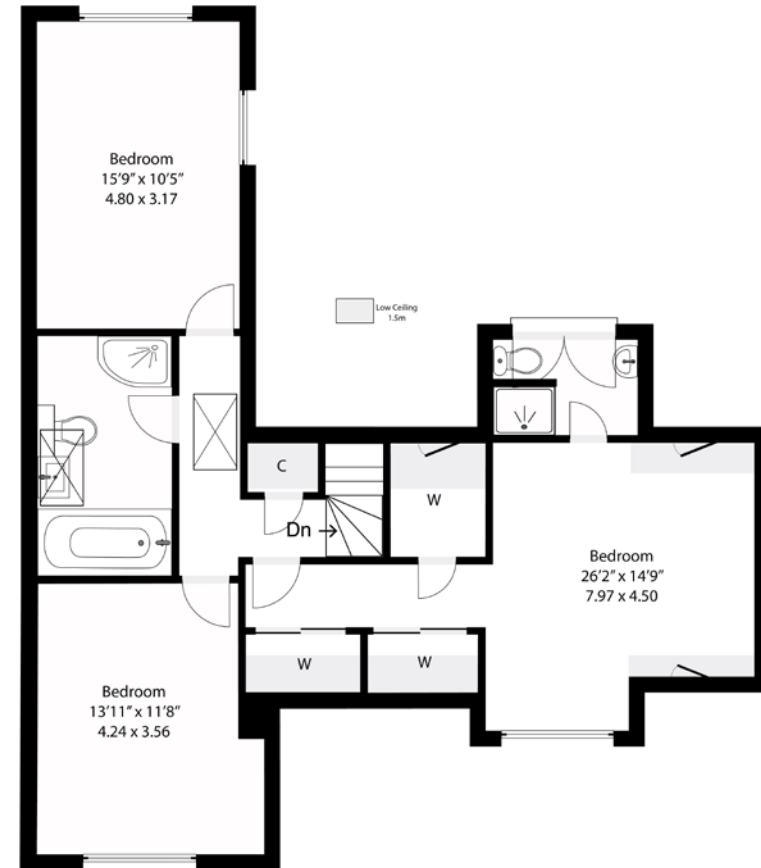
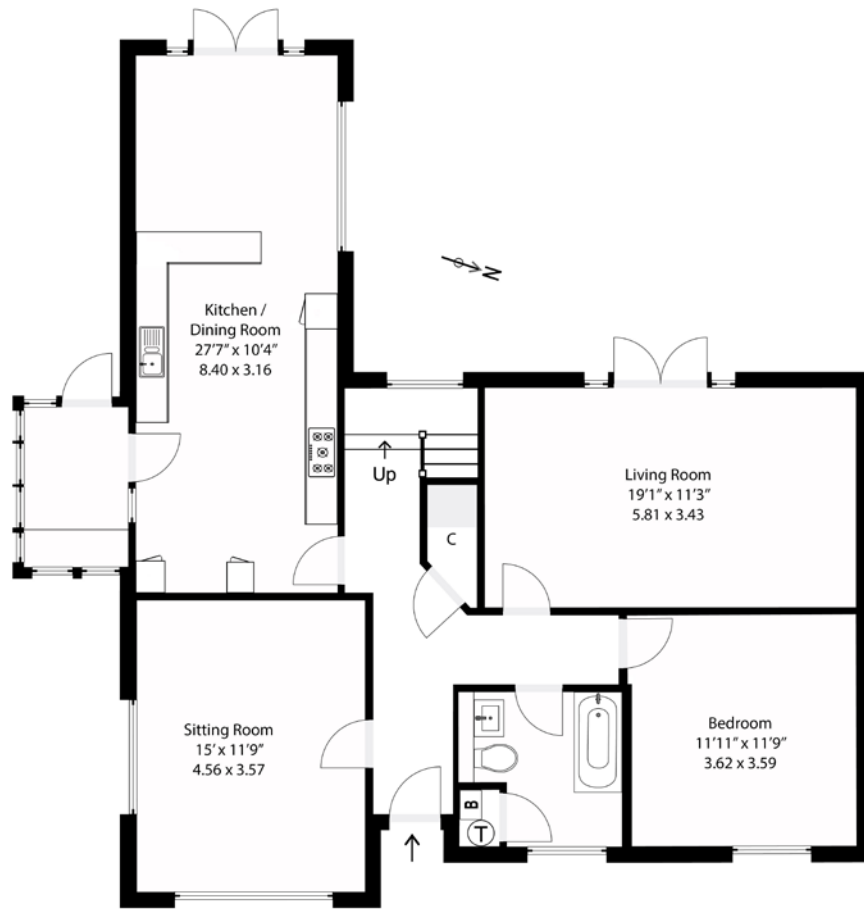
The gated driveway makes way for ample parking, whilst to the rear of the property the south westerly facing garden has been beautifully landscaped and is an asset to the property.

French doors from both living areas open onto a newly laid patio which stretches out onto a large area of lawn, which is bordered by established shrubs and young trees.

A magnificent wooden framed gazebo has been added to the patio and offers shaded alfresco dining and the perfect place to enjoy the hot tub, which could be left and negotiated with the sale of the property.







TOTAL FLOOR AREA: 1949 sq. ft (181 sq. m)



EPC RATING
D



COUNCIL TAX BAND
D



GENERAL INFORMATION
All main services are connected

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