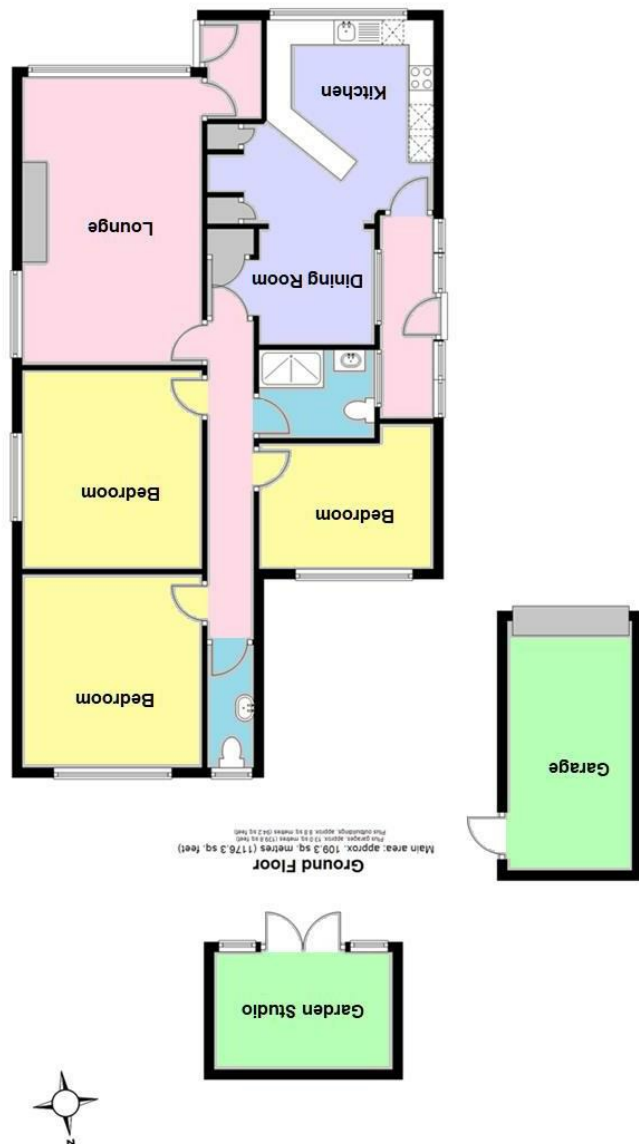
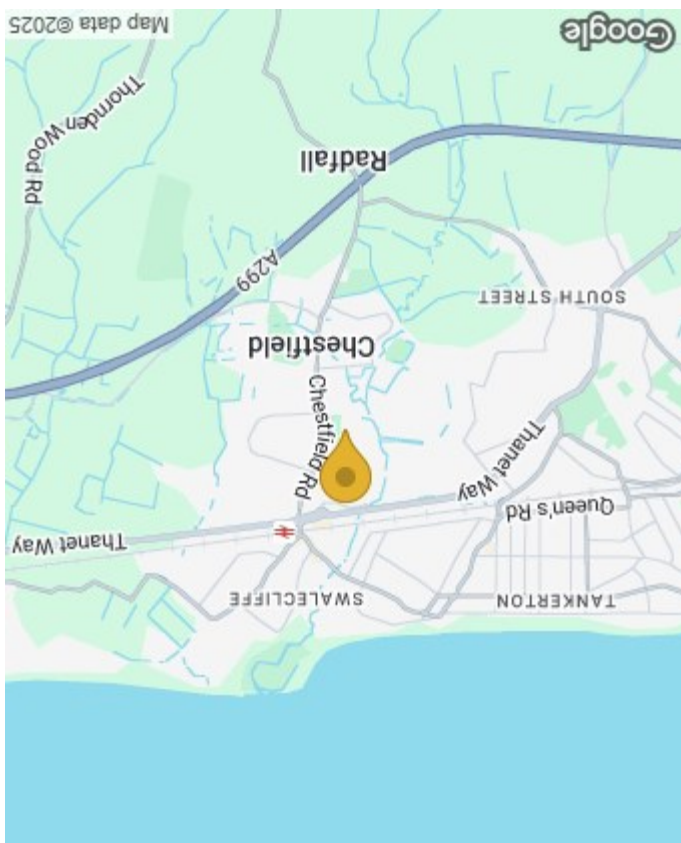




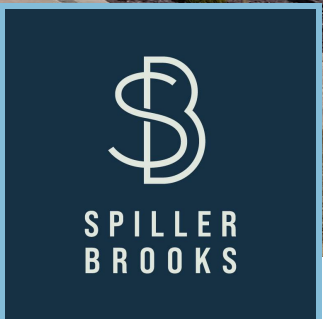
Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk



England & Wales	
EU Directive 2002/91/EC	Current
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Decent energy efficiency - higher running costs	D (55-68)
Low energy efficient - higher running costs	E (39-54)
Low energy efficient - higher running costs	F (21-38)
Low energy efficient - higher running costs	G (1-20)



4 Laxton Way  
Chestfield, Whitstable, CT5 3JN



Working for you and with you

## 4 Laxton Way Chestfield, Whitstable, CT5 3JN

Appealing chain free sale.

Situated in desirable Chestfield this three-bedroom bungalow offers generous, well-presented accommodation.

Benefitting from a cul-de-sac location away from passing traffic, this home comprises a small entrance hall to the front of the property, an additional entrance porch accessed from the side, good size lounge flooded with natural light, well fitted kitchen with an abundance of units opening to the dining room, inner hallway, three bedrooms, shower room and a very handy separate cloakroom.

A low maintenance rear garden incorporates a multipurpose timber studio with power and light and separate storage shed.

An extensive block paved frontage and concrete driveway provide off road for several cars and the detached garage with electric door provides useful storage or workshop space.

Amenities are nearby; local shopping facilities in Swalecliffe, Chestfield and Swalecliffe Railway station, Sainsburys superstore and Chestfield Medical Centre are all approximately 0.7 miles.

**£485,000**



### Front Entrance Hall

6'7 x 3'8 (2.01m x 1.12m)

Upvc double glazed door to the entrance hall. Cupboard housing gas and electric meters. Telephone point. Door to the lounge.

### Additional Entrance Porch To The Side

13'9 x 3'8 (4.19m x 1.12m)

Upvc double glazed obscure windows and Upvc double glazed door to the entrance porch. Power points. Plumbing for washing machine. Wall mounted switch to operate electric garage door. Light. Vinyl flooring. Upvc double glazed door to the kitchen/diner.

### Kitchen/Diner

21'10 x 12'3 narrowing to 7'10 (6.65m x 3.73m narrowing to 2.39m)

Upvc double glazed window to the front. Matching range of wall, base and drawer units with under unit lighting. Worktop with ceramic sink and mixer tap. Breakfast bar. AEG hob and electric eye level double oven and grill. Integrated slimline dishwasher. Integrated fridge. Two built-in storage cupboards. Partially tiled walls. Tiled floor.

Dining: Upvc double glazed window overlooking the entrance porch. Radiator. Built in airing cupboard with radiator. Tiled floor.

### Inner Hallway

Upvc double glazed door to the rear garden. Radiator. Power point. Access to loft with light which houses the boiler. Wood flooring.

### Lounge

19'4 x 11'10 (5.89m x 3.61m)

Upvc double glazed picture window to the front and Upvc double glazed window to the side. Remote controlled electric fire with marble surround. Two radiators. Television point.

### Bedroom 1

12'11 x 12'0 (3.94m x 3.66m)

Upvc double glazed window overlooking the rear garden. Radiator.

### Bedroom 2

13'3 x 11'10 (4.04m x 3.61m)

Upvc double glazed window to the side. Radiator.

### Bedroom 3

11'7 x 9'9 narrowing to 8'5 (3.53m x 2.97m narrowing to 2.57m)

Upvc double glazed window overlooking the rear garden. Radiator.

### Shower Room

7'10 x 5'10 (2.39m x 1.78m)

Upvc double glazed obscure window overlooking the entrance porch. Suite comprising shower with electric pumped shower and glass screen, wall mounted vanity unit with counter top wash hand basin and two drawers and close coupled WC. Heated towel rail. Tiled walls. Non-slip flooring.

### Cloakroom

8'3 x 3'2 (2.51m x 0.97m)

Upvc double glazed obscure window to the rear. Pedestal wash hand basin and close coupled W/C. Chrome heated towel rail. Tiled walls. Vinyl flooring.

### Rear Garden

47' x 40' (14.33m x 12.19m )

Low maintenance laid to paved patio. External tap and ample power points. Established planting. Raised beds. Water butts. Personal door to the garage. Pedestrian gated side access and pedestrian gated access to the driveway.

### Garden Studio

12' x 7'10 (3.66m x 2.39m)

Timber construction. Power and light (separate consumer unit).

### Garage

16'9 x 8'5 (5.11m x 2.57m)

Electric door operated from remote switch inside the property. Power and light. Work bench. Personal door to the rear garden.

### Front Garden

Concrete driveway and block paving providing off road parking. Established planting. Exterior lights.

### Tenure

This property is Freehold

### Council Tax Band

Band E: £2,874.69 2025/26

(we respectfully suggest interested parties make their own enquiries)

### Additional Information

We understand from the vendor that the boiler was replaced in 2024 and the central heating pipework renewed. This information to be verified by solicitors at the time of a sale transaction.

We also understand the block paving to the front of the property was carried out by the current owner.

### Dimensions & Floorplans

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

### Location & Amenities

Local shopping facilities, Sainsburys superstore, Chestfield Medical Centre and Chestfield & Swalecliffe Railway Station are approximately 0.7miles.

Favoured Tankerton seafront and slopes are just over a mile with vibrant Whitstable town centre (2.7 miles)

Canterbury with more extensive shopping and leisure facilities (6.5 miles).

Popular Chestfield Barn (14th century) pub and restaurant (0.3 miles).

Motorway links are easily accessible from the A299.

