



20 Tunbury Avenue  
Chatham  
ME5 9EH

Guide Price £675,000 to £700,000



20  
Tunbury Avenue  
Chatham  
ME5 9EH



## Description

Amazing 3/4 bed individually designed family home located in a non-estate position. The property was built 13 years ago by the current owners creating the fabulous family home we find today. The delightfully proportioned rooms are well decorated with luxuriously appointed bathroom and ensuites together with an exceptional open plan kitchen dining family room. Large South facing garden with hot tub and versatile summer house at the rear. The property extends to just under 2,000 sq ft and benefits from gas fired central heating via radiators with underfloor heating to the ensuite, air conditioning, double glazed windows and solid oak internal doors throughout.

## Council Tax Band

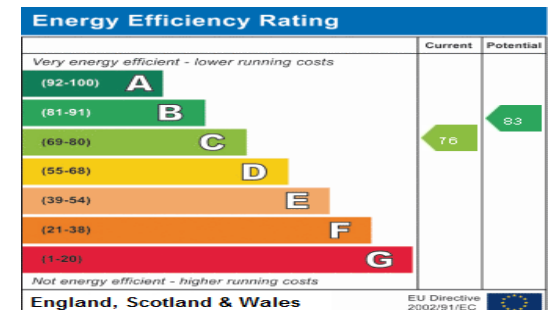
E

## VIEWINGS STRICTLY BY APPOINTMENT

**Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.**

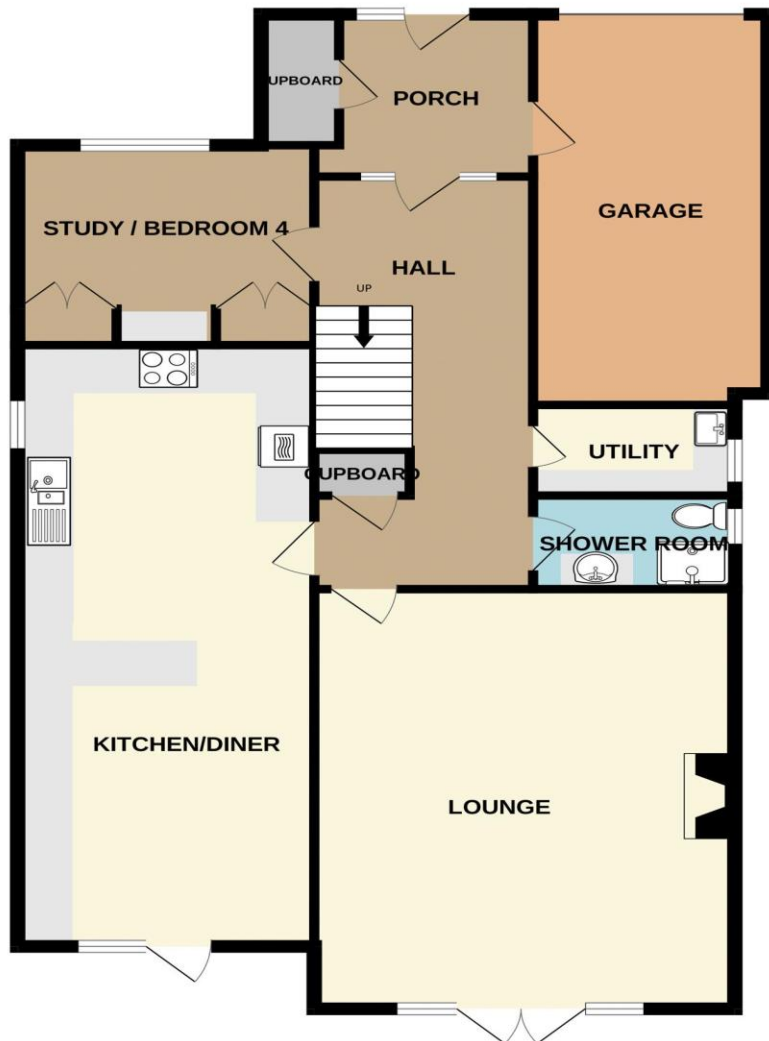
## Location

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, 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 Spencers 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, is 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 little 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. 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.



Reference:  
20 : Tunbury Avenue

GROUND FLOOR  
1149 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 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.  
Made with Metropix ©2024





## ENTRANCE PORCH

Composite front door with window side panel, large walk in cupboard for storage, tiled floor, access to garage, radiator.

## HALL

Radiator, alarm panel, tiled floor, understairs cupboard.

## STUDY/BEDROOM 4 11' 4" x 9' 4" (3.45m x 2.84m)

Study/bedroom 4 fitted with Bedroom Flair storage units, window to front, radiator.

## UTILITY ROOM 8' 0" x 4' 3" (2.44m x 1.29m)

Light and airy utility room with fitted cream units to match kitchen with chrome handles, single chrome sink with mixer tap, metro tile splashback, window to side, radiator, downlighters, space for washing machine and tumble dryer.

## SHOWER ROOM/DOWNSTAIRS CLOAKROOM 7' 9" x 4' 4" (2.36m x 1.32m)

Modern shower room fully tiled with single walk in electric shower, low level wc, hand basin with unit beneath with chrome mixer tap, heated towel rail, radiator.

## LOUNGE 19' 7" x 15' 2" (5.96m x 4.62m)

Large room with double casement doors to south facing rear garden, radiator, air conditioning unit.

## KITCHEN/DINER 28' 1" x 11' 3" (8.55m x 3.43m)

Large open plan kitchen/diner with contemporary range of Cooke & Lewis red and cream units with chrome handles, soft close drawers/cupboards. Black granite worksurfaces throughout, black 1 and half sink with chrome mixer tap, hot water tap and

filter water tap. High level double oven, high level integrated microwave. 4 ring induction hob and modern extractor over. Under counter fridge and freezer, integrated dishwasher, large pan drawers and kick board lighting. downlighters and pendant lights in dining room, door and window to south facing rear garden, window to side, radiator.

## LANDING

Access to loft space, ladder, part boarded.

## BEDROOM 1 18' 7" x 11' 3" (5.66m x 3.43m)

Large room with window to front, laminate flooring, 3 storage cupboards, air conditioning unit, radiator, door to ensuite:

## EN-SUITE 7' 7" x 7' 2" (2.31m x 2.18m)

Large ensuite with glittered porcelain tiled floor with under floor heating, large double walk in shower with Mira electric shower with 2 heads, seat. White double sink hand basins with contemporary units beneath with chrome/glitter handles, quartz worktops, panelled walls, heated towel rail, automatic demist mirror/light, Velux window, extractor.

## BEDROOM 2 14' 1" x 11' 5" (4.29m x 3.48m)

Window to front, laminate flooring, radiator, fully fitted wardrobes.

## BEDROOM 3 13' 3" x 11' 6" (4.04m x 3.50m)

Large room with contemporary wardrobes, window to rear, radiator, additional eaves roof space, currently being used as a children's play area/storage area, window to rear.

## FAMILY BATHROOM 7' 7" x 6' 9" (2.31m x 2.06m)

Large bathroom, Velux window, south facing, white sink unit with under cupboard storage, mixer tap, mirror wall unit with built in shaver socket, low level wc, white panelled bath with chrome taps, double walk in shower with Aqualisa double shower head, marble look panels, click clack floor and walls, heated towel rail.

## SUMMERHOUSE 19' 4" x 12' 8" (5.89m x 3.86m)

Self contained summerhouse with double doors and windows to front, power. Currently being used as an entertainment area with bar, useful patio area adjacent to the summer for outdoor entertainment.

## OUTSIDE

To the rear: South facing garden with large patio area adjacent to the property, large lawned area, side pedestrian access, outside tap, outside socket. To the front: Block paved driveway with access to the garage with roller door, parking for 5/6 cars. Large shed, window to side, with power and light, Washing line.

## GARAGE

Electric roller shutter door, water softener, power, boiler and gas and electric meters.



## Directions

From our Penenden heath office proceed in a westerly direction along Sandling Lane to the running horse roundabout taking the 4th exit onto the A229. Proceed to the M2 junction taking the 4th exit passing through the traffic lights onto the A2045 turning right onto Walderslade Woods Road. At the roundabout take the 1st turning on the left into Fostington Way, continue for approximately half a mile where Tunbury Avenue will be on the left hand side , the property will be on the left hand side.





SALES OFFICES  
01622 671200



[sales@ferrisandco.net](mailto:sales@ferrisandco.net)  
[www.ferrisandco.net](http://www.ferrisandco.net)



Penenden Heath Parade,  
Penenden Heath, Maidstone, Kent ME14 2HN

