



## 84 Robin Hood Lane

Walderslade ME5 9LD

**Offers Around £425,000**



\*\*NO CHAIN\*\*NO CHAIN\*\*NO CHAIN\*\*NO CHAIN\*\*

Nestled on the charming Robin Hood Lane in Walderslade, this delightful house offers a perfect blend of space and comfort, making it an ideal family home. The generous property spans an impressive amount of square feet and boasts generous rooms throughout, ensuring ample space for relaxation and entertainment. As you step through the welcoming hallway, you are greeted by a spacious bay-windowed lounge that invites natural light, creating a warm and inviting atmosphere. Adjacent to the lounge, the formal dining room offering access to the expansive rear garden, which is perfect for hosting family gatherings or enjoying quiet evenings. The modern kitchen is well-equipped, making meal preparation a pleasure. The first floor is home to three fantastic bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is equally impressive, designed to cater to the needs of a busy household. Externally, the property features a large garden, ideal for outdoor activities and gardening enthusiasts and also a brilliant games room to rear. Additionally, there is a driveway with parking space for up to three cars, providing convenience for families with multiple vehicles. This home is offered with no chain, allowing for a smooth and straightforward purchase process. Its prime location ensures easy access to a variety of amenities, including local schools, shops, and motorway links, making it a practical choice for families and commuters alike. With an Energy Performance Certificate rating of C and a council tax band of D, this property is not only spacious and well-located but also energy efficient. This house on Robin Hood Lane is a fantastic opportunity for those seeking a comfortable and convenient lifestyle in Walderslade.



## Area Map



## Floor Plans

**Ground Floor Building 1**

Entry: 6'10" x 1'6" (2.09 x 0.47 m)

Hallway: 6'9" x 12'10" (2.08 x 3.93 m)

Kitchen: 8'5" x 11'11" (2.57 x 3.65 m)

Living Room: 12'8" x 14'9" (3.86 x 4.51 m)

Dining Room: 11'4" x 13'3" (3.46 x 4.05 m)

Garden/Games Room: 17'11" x 14'3" (5.47 x 4.37 m)

**Floor 1 Building 1**

Bedroom: 8'3" x 9'7" (2.53 x 2.93 m)

Landing: 5'8" x 7'7" (1.75 x 2.32 m)

Bathroom: 8'4" x 9'1" (2.55 x 2.78 m)

Bedroom: 11'6" x 15'6" (3.51 x 4.75 m)

Bedroom: 11'5" x 13'5" (3.49 x 4.10 m)

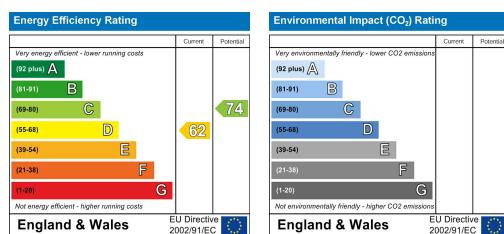
**Approximate total area<sup>(1)</sup>**  
1322 ft<sup>2</sup>  
122.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.