



PRINCES AVENUE



£585,000 Freehold

## THE PROPERTY

We are pleased to offer to the market this individually built detached family home. The current vendors have maintained the property which is beautifully presented throughout. Must be viewed to appreciate the size of the accommodation throughout which is noticeable when entering as you will feel the sense of space and what is unique is the layout is set over three floors which is perfect for the growing family.

The lower ground floor offers a study/family room with access to the double garage.

To the ground floor you are welcomed to the spacious entrance hallway which continues through to a modern fitted WC, a main reception room which is a great size to chill and unwind in with French doors leading to the terrace. A further reception room which is the dining room is spacious and ideal for those family gatherings or entertaining with friends. You will again notice the sense of natural light. The kitchen is of high specification with a host of integrated appliances, this to include induction hob and oven, dishwasher, a range of fitted units with ample worksurfaces and a dining island.

To the first floor you are welcomed to a galleried landing offering three double bedrooms, the premium with fitted wardrobes. Also with modern fitted family bathroom and with an added benefit of a separate shower room.

Externally, to the front you have a driveway to accommodate numerous cars leading to the double garage with the benefit of electric controlled roller doors. The rear garden is tiered with secluded seating area and ideal space in the summer to entertain family gatherings. The garden offers a variety of trees and shrubs. With views across Walderslade Village this really is a superb family home. Must be viewed to be appreciated.



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**Double Garage**

21' 1" x 19' 10" (6.43m x 6.05m)

**Study/Family Room**

**Lounge**

16' 4" x 13' 8" (4.98m x 4.17m)

**Dining Room**

16' 8" x 10' 9" (5.08m x 3.28m)

**Bedroom**

11' 9" x 7' 7" (3.58m x 2.31m)

**WC**

**Kitchen/Breakfast Room**

16' 7" x 11' 9" (5.05m x 3.58m)



**Bedroom**

10' 3" x 10' 0" (3.12m x 3.05m)

**Shower Room**

**Bedroom**

10' 3" x 9' 6" (3.12m x 2.90m)

**Main Bedroom**

17' 8" x 10' 10" (5.38m x 3.30m)

**Bathroom**

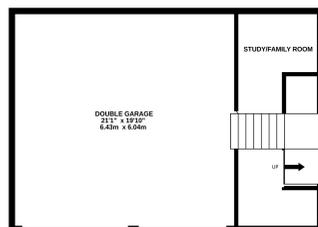
10' 1" x 7' 8" (3.07m x 2.34m)



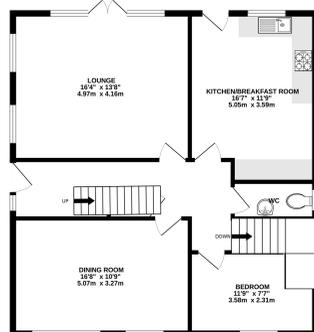


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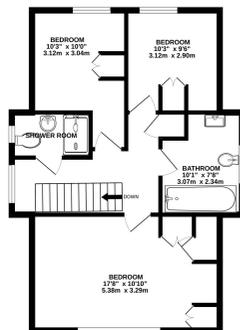
LOWER GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



GROUND FLOOR  
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 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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## EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	81
		EU Directive 2002/91/EC	

### 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 F



## SITUATION

Walderslade is within reach of local primary and secondary schools, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Dockside centre plus Bluewater Shopping Centre being approximately 20 minutes away by car. The area offers good transport links to the A2/M2, M20 and M25 plus Ebbsfleet International and Ashford.

## DIRECTIONS

From Bluebell Hill head north on Maidstone Road towards Thorn Close. Turn left onto A229. At the Lord Lees Roundabout, take the 4th exit and stay on A229. At Taddington Roundabout, take the 2nd exit onto A2045. At the roundabout, take the 1st exit onto Fostington Way. Continue onto Robin Hood Lane. Continue straight onto Walderslade Village Bypass. Continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue and the property will be on the left.

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## Greyfox Prestige Walderslade

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