



SWALLOW RISE



Guide Price £400,000 Freehold

THE PROPERTY

** Guide price £400,000 - £425,000 **

We are delighted to offer this four bedroom detached family home situated in the popular Walderslade area and within easy access to local amenities which include schools and a bus service into the town centres. The accommodation has been well maintained and presented throughout by the current owners and is ready to move into. This lovely home comprises of an entrance hall and a modern fitted downstairs cloakroom. Continuing through you will be pleasantly surprised with the spacious lounge and dining room which is a great space for all those family gatherings and patio doors leading out onto the enclosed rear garden. Moving into the kitchen you have a variety of fitted units, workspace and integrated oven and hob. The property also has the added benefit of offering a good size conservatory which again is a great room to relax and chill all year round. Moving upstairs you are welcomed to four bedrooms and a family bathroom. Externally the property offers an enclosed rear garden with a large patio area and steps to the lawn enclosed with fence surrounds and side access which leads to the garage and drive. For further information please call Greyfox Sales & Lettings Walderslade to arrange a viewing.



SWALLOW RISE, WALDERSLADE, CHATHAM, KENT, ME5 7PR



Lounge
16' 10" x 13' 3" (5.13m x 4.04m)

Dining Room
12' 8" x 9' 10" (3.86m x 3.00m)

Conservatory
14' 5" x 8' 7" (4.39m x 2.62m)

Bedroom 1
11' 8" x 9' 6" (3.56m x 2.90m)

Bedroom 2
10' 10" x 9' 7" (3.30m x 2.92m)

Bedroom 3
8' 6" x 6' 11" (2.59m x 2.11m)



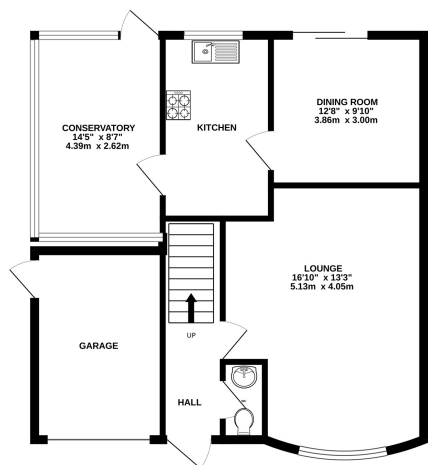
Bedroom 4
8' 5" x 6' 10" (2.57m x 2.08m)



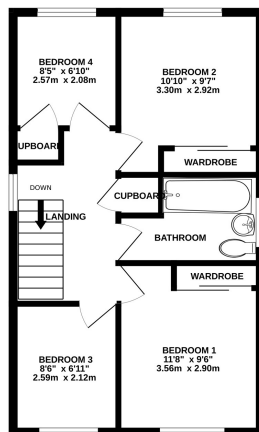


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GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.




TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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>.



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 Eurostar.

DIRECTIONS

Leaving the M2 at junction 3 take the 1st exit at the roundabout, turn right onto A2045. At the roundabout take the 1st exit onto Robin Hood Lane. Continue across the mini roundabout, take the 2nd exit onto Princes Avenue, continue along Princes Avenue going straight across the 2 mini roundabouts. At the next roundabout take the 2nd exit, take the 1st exit at the next roundabout onto Swallow Rise.

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Greyfox Prestige Walderslade

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