



Four Bedroom Detached House  
Brenzett Close, Walderslade, Kent, ME5 7NB

£370,000  
Freehold

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### Description

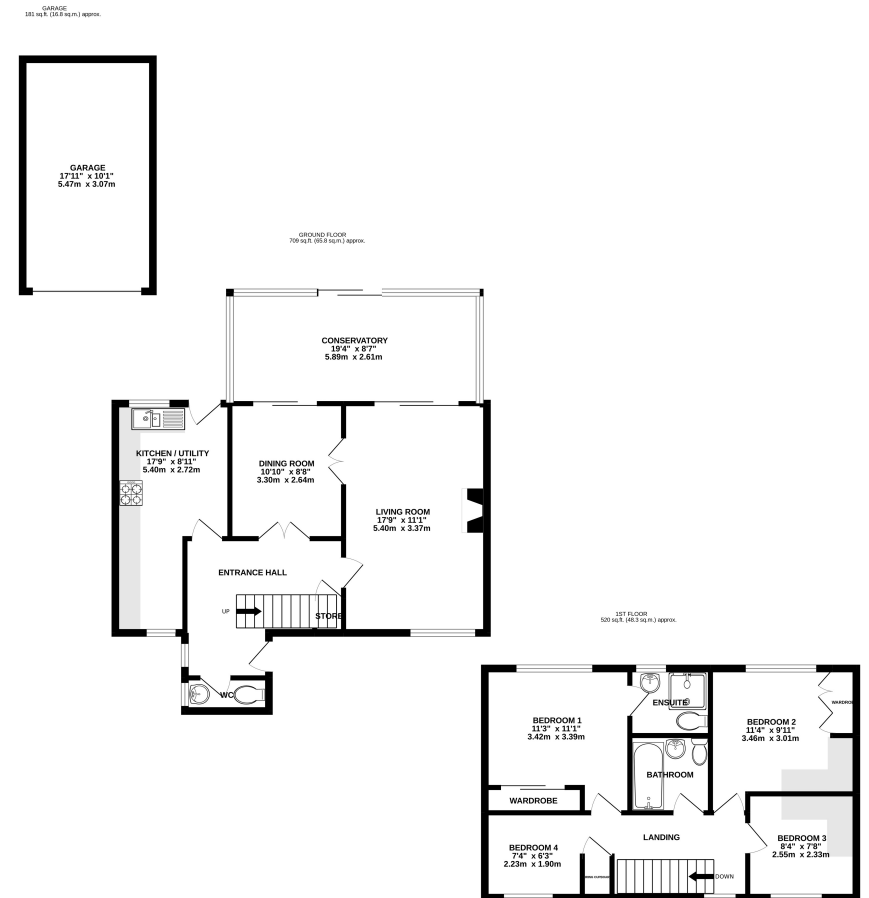
Being offered with no forward chain is this four bedroom detached family home which is tucked away in a cul-de-sac position. On entering the property you are greeted to a good size entrance hall, downstairs cloakroom, kitchen and utility area offering a range of fitted units, integrated cooker and ample worksurfaces. Continuing through you have a good size dining room, french doors leading through to a lovely size lounge and to the conservatory that over looks the private garden. Moving upstairs you have four good size bedrooms, premium bedroom with ensuite shower room and family bathroom. Externally the property has an integrated garage, driveway and parking for three cars. Side access leads to the rear garden with a patio and lawn area and a variety of trees and shrubs. This will be a great family home and is perfect for being walking distance to local schools and amenities. We would highly recommend a viewing, call the Greyfox sales team today!

### Key Features

- No onward chain
- Four bedroom detached
- Two reception rooms
- Utility area / downstairs cloakroom
- Conservatory
- Premium bedroom with en-suite
- Popular location
- Garage & Parking
- Garden 37'10 X 37'

### Local Area

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 Docksider 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



TOTAL FLOOR AREA: 1409 sq.ft. (130.9 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.

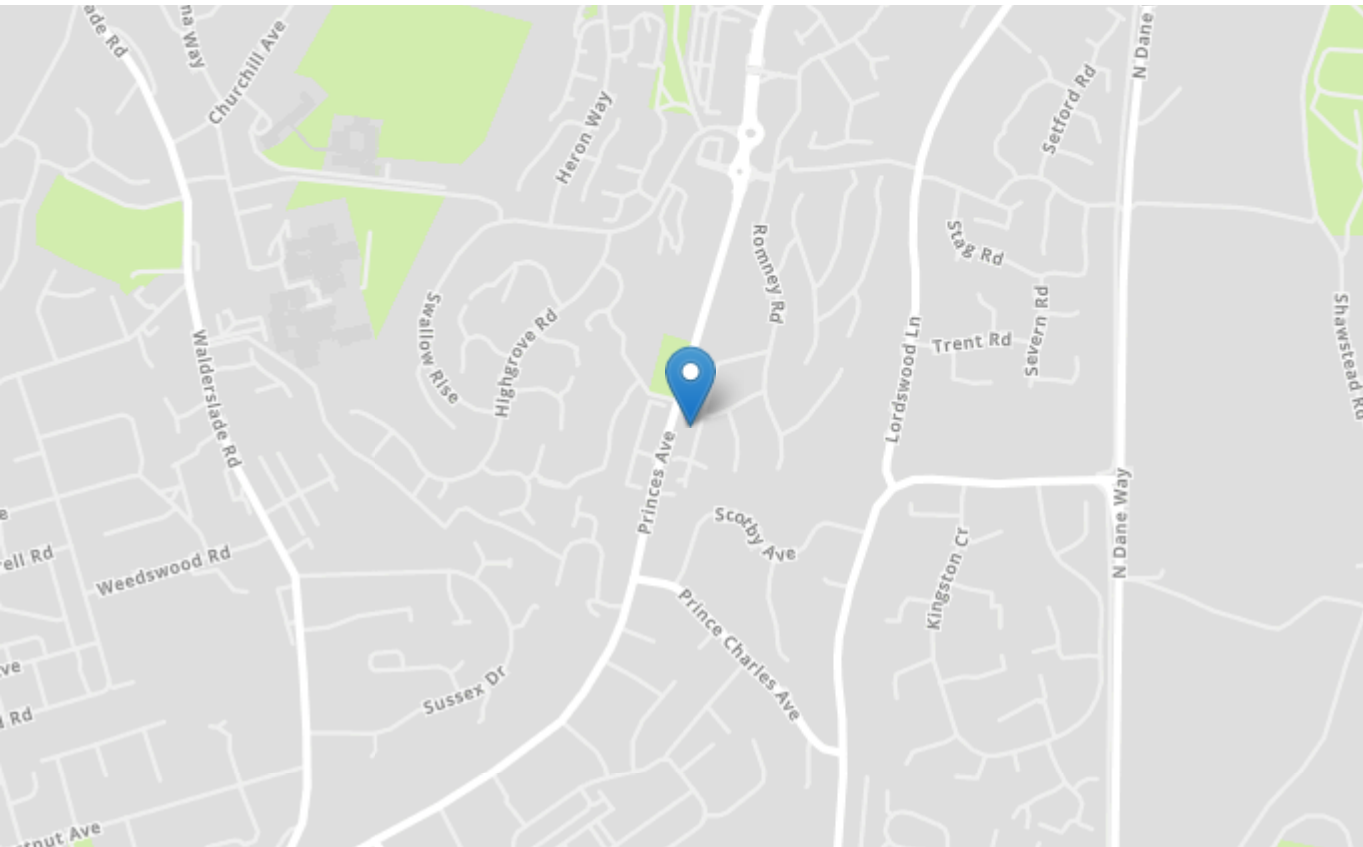
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## Property Location

Brenzett Close, Walderslade, Kent, ME5 7NB



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Medway council
<b>Council Tax</b>	Band E

### Greyfox Walderslade

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#### 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>.