



HORSTED AVENUE



£485,000 Freehold

## THE PROPERTY

Versatile link-detached family home within easy reach of historic Rochester and Chatham town centres with rail links to London. Local amenities and primary, senior and grammar schools are within easy distance. Larger than the average four bedroom house makes this property ideal for any growing family.

The entrance porch leads you into the entrance hall with a downstairs cloakroom. There is a spacious open plan kitchen and dining room with centre island and a wealth of units and work surfaces over. A great space to entertain. Leading off of this area is a utility room. Also to the ground floor is a lounge and separate family room in addition to a home office.

Upstairs are four good sized bedrooms, the main benefitting from an ensuite and dressing room. The family bathroom is also situated on this floor. The loft has skylights fitted and is boarded with the added potential for further development subject to relevant permissions. There is a pretty rear garden which is established with a lawned area and a patio, ideal for alfresco dining. The garage can be accessed from the rear garden and has an up and over door to the the front with a driveway for additional parking.

Fantastic opportunity to purchase a home with individual characteristics. Contact the Greyfox Walderslade Branch to secure your viewing.





**Entrance Hall**

15' 5" x 6' 9" (4.70m x 2.06m)

**Lounge**

13' 11" x 13' 1" (4.24m x 3.99m)

**Kitchen/ Diner**

20' 3" x 14' 2" (6.17m x 4.32m)

**Second Reception Room**

12' 7" x 10' 2" (3.84m x 3.10m)

**Study/ Playroom**

9' 8" x 7' 11" (2.95m x 2.41m)

**Utility Room**

9' 3" x 5' 0" (2.82m x 1.52m)

**Garage**

**WC**

5' 10" x 3' 7" (1.78m x 1.09m)

**Bedroom 1**

14' 0" x 12' 11" (4.27m x 3.94m)

Door to Dressing Room

**Ensuite**

8' 1" x 4' 6" (2.46m x 1.37m)

**Bedroom 2**

12' 2" x 7' 11" (3.71m x 2.41m)

**Bedroom 3**

11' 7" x 8' 2" (3.53m x 2.49m)

**Bedroom 4**

8' 11" x 8' 0" (2.72m x 2.44m)

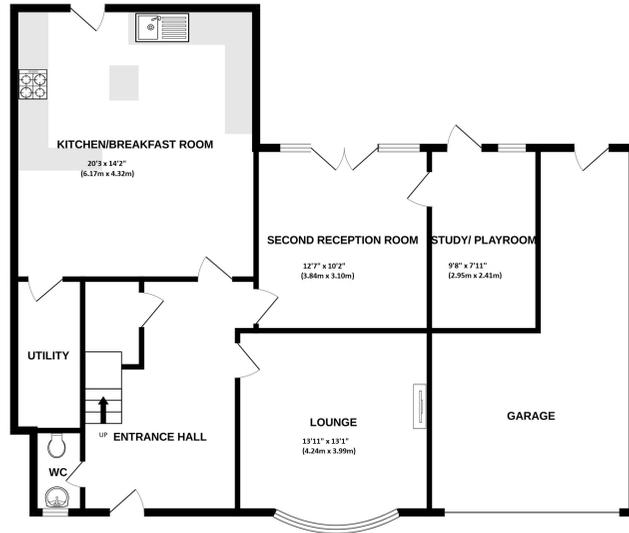
**Bathroom**

7' 9" x 7' 0" (2.36m x 2.13m)

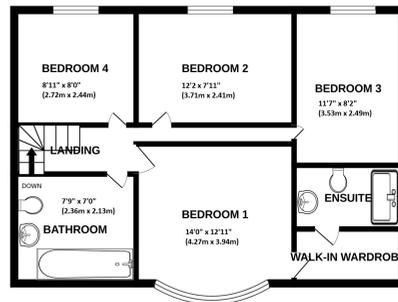


HORSTED AVENUE, CHATHAM, KENT, ME4 6JU

GROUND FLOOR  
1357 sq.ft. (126.1 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1919 sq.ft. (178.3 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

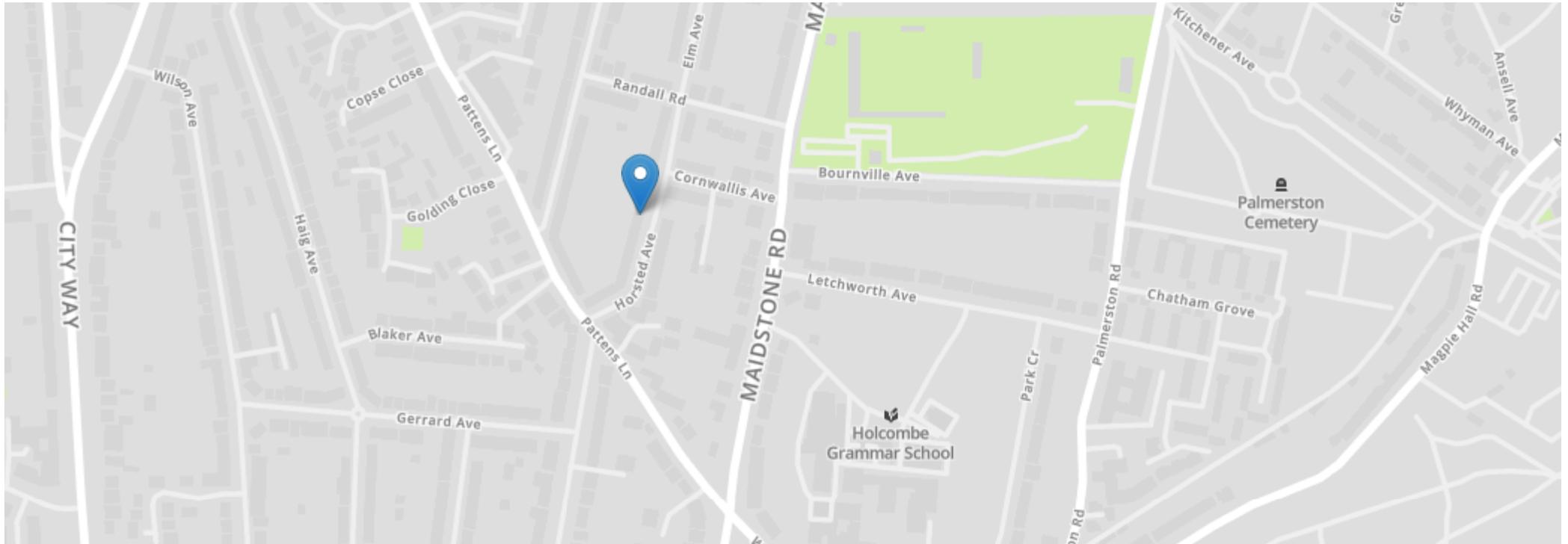
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		70	84
		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 E



## SITUATION

Historic Rochester offers a variety of historic buildings including Rochester Castle and Cathedral. The area also offers a variety of restaurants, coffee shops and bars. There is a selection of schools in the area including Rochester Grammar for girls and Sir Joseph Williamson Mathematical for boys, along with further secondary and Primary schools near by.

## DIRECTIONS

From Walderslade Village, head South-East towards Walderslade Road and turn left onto Walderslade Road. Turn right to stay on Walderslade Road and at the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass, continue onto Walderslade Road. Continue onto Pattens Lane and after 0.1 miles, turn right onto Horsted Avenue.

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## Greyfox Prestige Walderslade

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