



DARGETS ROAD



£435,000 Freehold

## THE PROPERTY

Ideal property for extended families or those looking for room to grow. The main house has a porch entrance hall and a well appointed kitchen / breakfast room with a range of integral appliances including a double oven and induction hob.

There is also a cosy lounge and bright airy conservatory overlooking the garden. Upstairs are three bedrooms and a family bathroom.

Annexe: The current vendors have created a great space which has its own front entrance but also has the versatility of an interior door linking to the main house. The annexe comprises a lounge with patio doors to the rear, a bedroom with built in wardrobe, a shower room with walk in shower.

The rear garden has a patio and lawn area.

Superb family home! Call the Greyfox sales team today to secure your viewing!





**Kitchen / breakfast room**

22' 0" x 12' 4" (6.71m x 3.76m)

**Conservatory**

19' 1" x 9' 6" (5.82m x 2.90m)

**Lounge**

13' 9" x 10' 8" (4.19m x 3.25m)

**Landing**

**Bedroom 2**

10' 7" x 10' 1" (3.23m x 3.07m)

**Bedroom 1**

12' 5" x 11' 2" (3.78m x 3.40m)

**Bath**

6' 6" x 4' 4" (1.98m x 1.32m)



**Bedroom 3**

10' 8" x 5' 11" (3.25m x 1.80m)

**Bedroom**

13' 9" x 10' 0" (4.19m x 3.05m)

**Shower room**

7' 9" x 6' 5" (2.36m x 1.96m)

**Lounge**

14' 1" x 10' 0" (4.29m x 3.05m)

**Garden**

23' 0" x 35' 0" (7.01m x 10.67m)

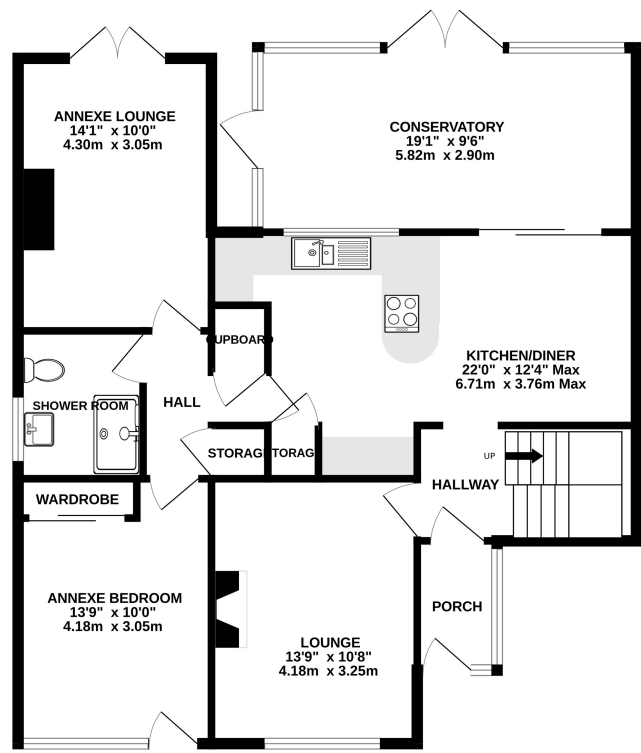
**Driveway**



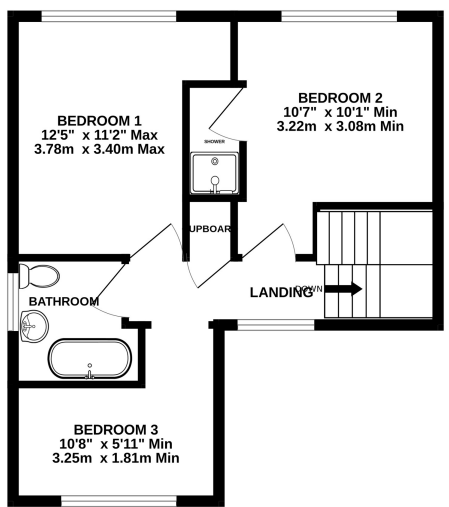


DARGETS ROAD, WALDESLADE , KENT, ME5 8RE

GROUND FLOOR  
1021 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.5 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	64	
(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	

### 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 council  
Band C



## 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.

## DIRECTIONS

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## Greyfox Prestige Walderslade

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