



RALEIGH CLOSE



Guide Price £285,000 Freehold

THE PROPERTY

Guide Price £285,000 - £300,000

We are delighted to present this beautifully maintained two double bedroom end of terrace home. The current owners have placed a lot of love and care and finished it to a high standard, making it a perfect home for a first time buyer.

On entering there is a welcoming entrance hallway leading into a modern fitted kitchen complete with contemporary fitted units and plenty of worktop space. It also has the benefit of offering a host of integrated appliances, this to include hob, oven, dishwasher, washing machine and fridge freezer. The spacious lounge offers a bright and versatile living area, a lovely room for relaxing in with french doors leading to the conservatory which is currently being used as a dining room. Again a lovely space to unwind overlooking the secluded garden.

Upstairs you have two well-proportioned bedrooms. Bedroom one is a generous double and bedroom two is excellent as a home office or as a guest room. The shower room is outstanding and has been finished to a high standard with the added benefit of a digital shower, contemporary style fitted close couple WC and wash hand basin with fitted units.

Moving outside the property is situated on a corner plot, laid to lawn with shrub borders and gated rear access leading to the allocated parking.

Agent note: The vendors have informed us there is a service charge of £654 per annum for the upkeep of the surroundings to include grass verges and trees.



RALEIGH CLOSE, PRINCES PARK, CHATHAM, KENT, ME5 7SB



Entrance Hallway

Kitchen

10' 8" x 5' 7" (3.25m x 1.70m)

Conservatory

11' 9" x 8' 2" (3.58m x 2.49m)

Living Room

15' 7" x 11' 9" (4.75m x 3.58m)

Bedroom 1

11' 9" x 10' 8" (3.58m x 3.25m)

Bedroom 2

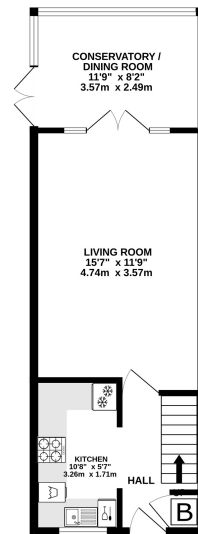
11' 9" x 8' 6" (3.58m x 2.59m)

Shower Room

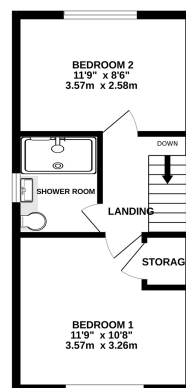


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GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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

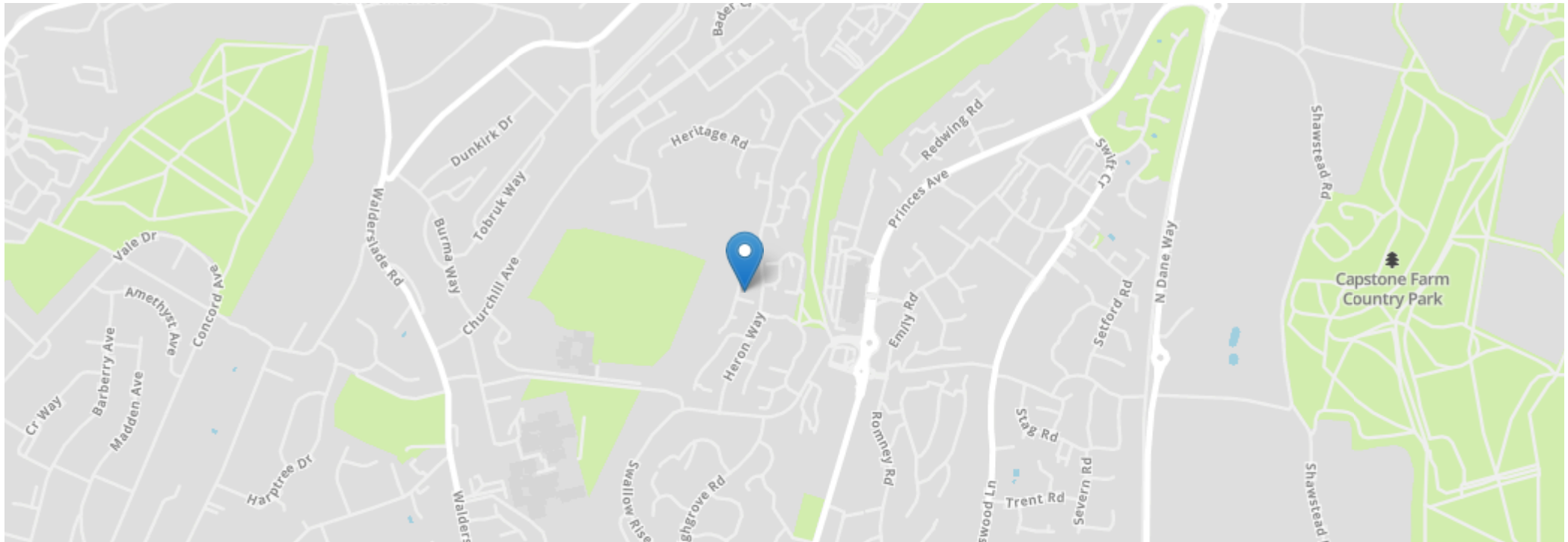
AGENT NOTES

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 B



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 Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. At the roundabout, take the 1st exit. Continue onto Swallow Rise. Turn right onto Heron Way. Turn left onto Raleigh Close and the property will be on the left.

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Greyfox Prestige Walderslade

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