



CHESTNUT AVENUE





£450,000 Freehold

## THE PROPERTY

Located in one of the popular areas within Walderslade is this three/four bedroom semi-detached property which would make the perfect home for the growing family. The property has been well maintained and presented throughout, you will not be disappointed.

To the ground floor there is an entrance hall which continues through to a good sized lounge, an additional reception room which could be utilised as the fourth bedroom and open plan kitchen/diner. The modern fitted kitchen offers a variety of fitted units, ample work surfaces and offers a host of integrated appliances including a dishwasher, fridge freezer, double oven and hob. This is a great space for family gatherings and entertaining.

Continuing upstairs there are three good sized bedrooms with family bathroom including a modern suite with twin built in wash hand basin.

Moving outside you will be impressed with this lovely garden which is mainly laid to lawn with some artificial grass and decked area plus a cabin with lighting and power which is an addition to the house, this could make a great office, outside bar or gym. There is also a plunge pool and driveway to the front.

This is a great family home and not to be missed. Please call the Greyfox Sales Team for further details.







**Entrance hall**

**Lounge**

13' 6" x 12' 0" (4.11m x 3.66m) 13' 6" x 12' 0"  
(4.11m x 3.66m)

**Office/fourth bedroom**

15' 4" x 6' 8" (4.67m x 2.03m) 15' 4" x 6' 8" (4.67m  
x 2.03m)

**Kitchen/diner**

22' 5" x 17' 0" (6.83m x 5.18m)

**Bedroom one**

12' 2" x 11' 4" (3.71m x 3.45m)

**Bedroom two**

11' 5" x 11' 5" (3.48m x 3.48m)



**Bedroom three**

9' 8" x 7' 3" (2.95m x 2.21m)

**Bathroom**

11' 4" x 6' 4" (3.45m x 1.93m)





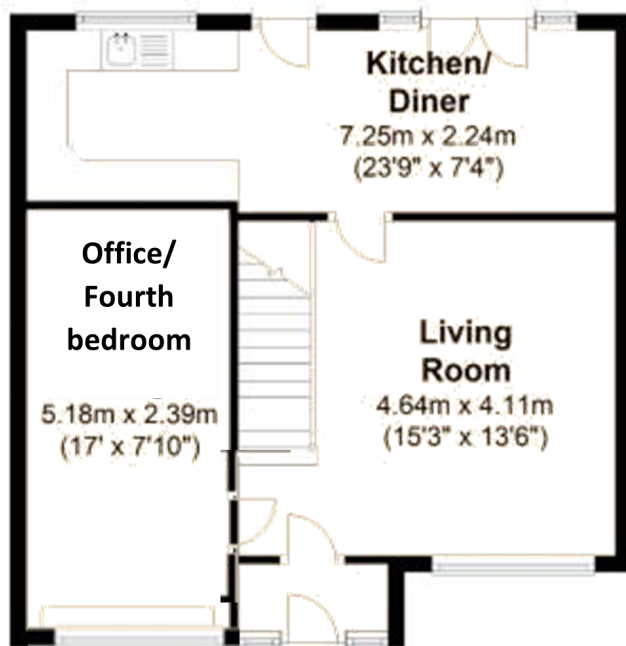


CHESTNUT AVENUE, WALDESLADE, CHATHAM, KENT, ME5 9BG



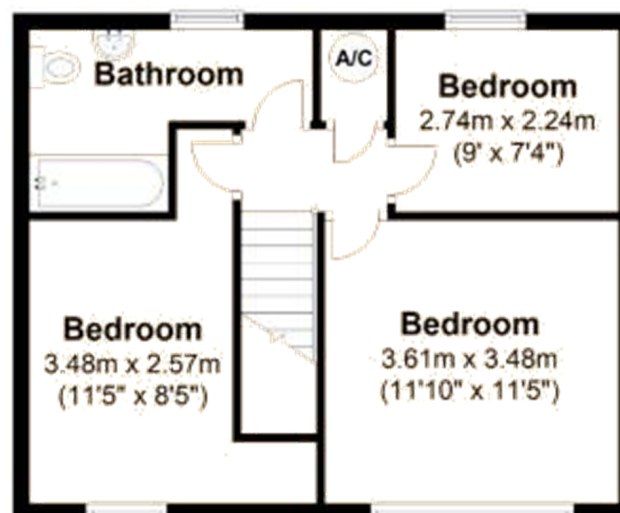
### Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 92.4 sq. metres (994.4 sq. feet)

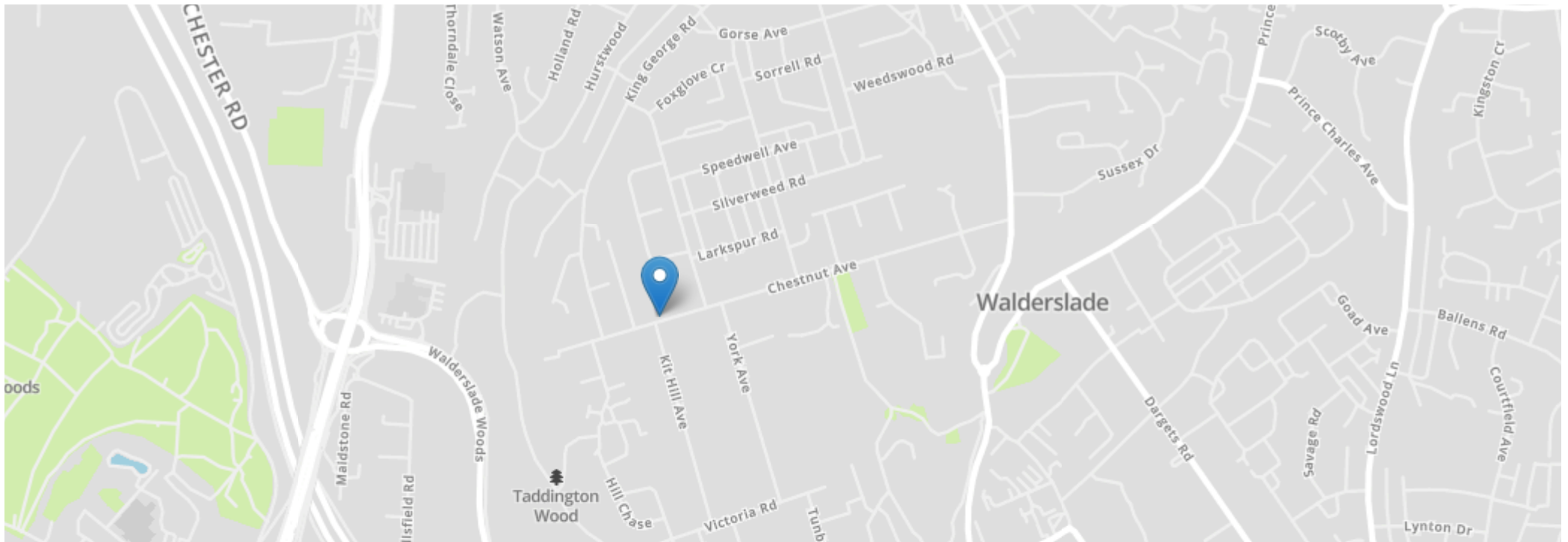
For illustration purposes only - not to scale

## 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>.





## SITUATION

Walderslade is within reach of local primary and secondary schools, Sure Start centres, 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

## DIRECTIONS

At junction 3 of the M2 turn right at the traffic lights and continue along to the roundabout. Take first exit on the roundabout onto Robin hood Lane and follow down to the mini round about. Take the first exit onto Walderslade Road and take the first left turn onto Chestnut avenue.





## Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR  
Sales: 01634 757027 | Lettings: 01634 865595 | Email: [walderslade@greyfox.co.uk](mailto:walderslade@greyfox.co.uk)

[greyfox.co.uk/greyfox-prestige](https://greyfox.co.uk/greyfox-prestige)