



PRINCES AVENUE



Offers in Excess of £450,000 Freehold

THE PROPERTY

We are pleased to offer to the market this individually built Detached Bungalow situated on a good size plot. It has so much potential to extend, if desired, subject to relevant planning permission. Located in a popular location with easy access to local schools and shops and bus services into Maidstone and Chatham town centre.

The property comprises of an entrance porch leading into the entrance hall, which continues through to the rear of the property which offers a good size lounge/diner with French door leading onto the rear garden. The kitchen offers a range of fitted wall and base units to include double oven and electric hob. It also has the added benefit of a separate utility room and access door to the side.

The property offers three double bedrooms, the premium being offered with fitted slide wardrobes and patio door leading to the terrace. Also with the modern fitted family bathroom and an additional separate WC.

Moving outside the rear garden is mainly laid to lawn with a variety of trees and shrubs. This is a lovely space to enjoy with family and friends and also for children to play safely. Also has the benefit of a workshop with power, green house and also the potential for vegetable plots for those garden enthusiasts. Side access leads to the driveway which can accommodate numerous cars.



PRINCES AVENUE, WALDESLADE, CHATHAM, KENT, ME5 8AH



Hallway

Lounge/Dining Room

18' 0" x 14' 0" (5.49m x 4.27m)

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)

Utility Room

Bedroom 1

14' 0" x 12' 0" (4.27m x 3.66m)

Bedroom 2

14' 0" x 12' 1" (4.27m x 3.68m)

Bedroom 3

13' 0" x 10' 11" (3.96m x 3.33m)

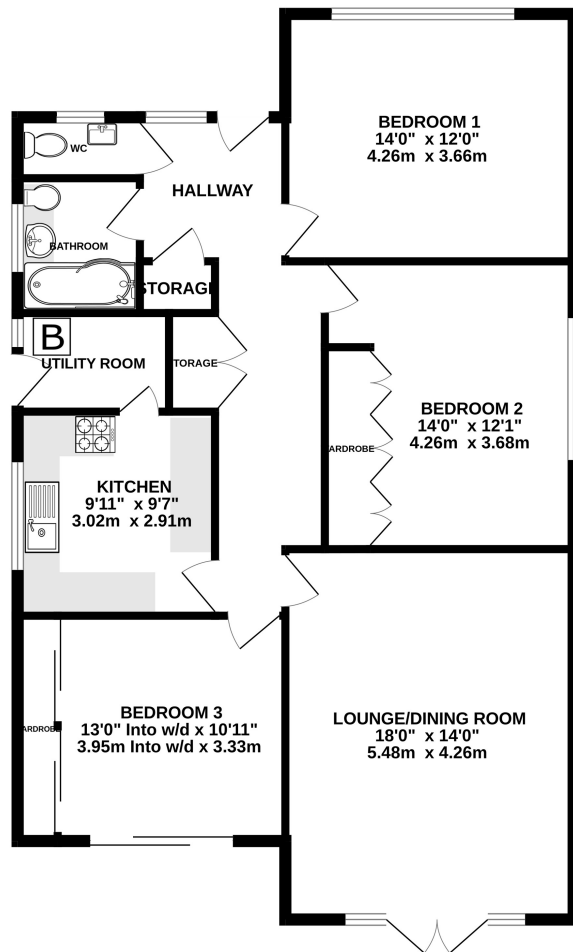
Bathroom

WC



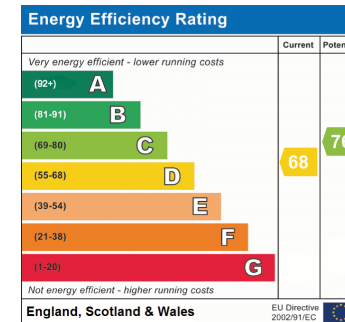
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GROUND FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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

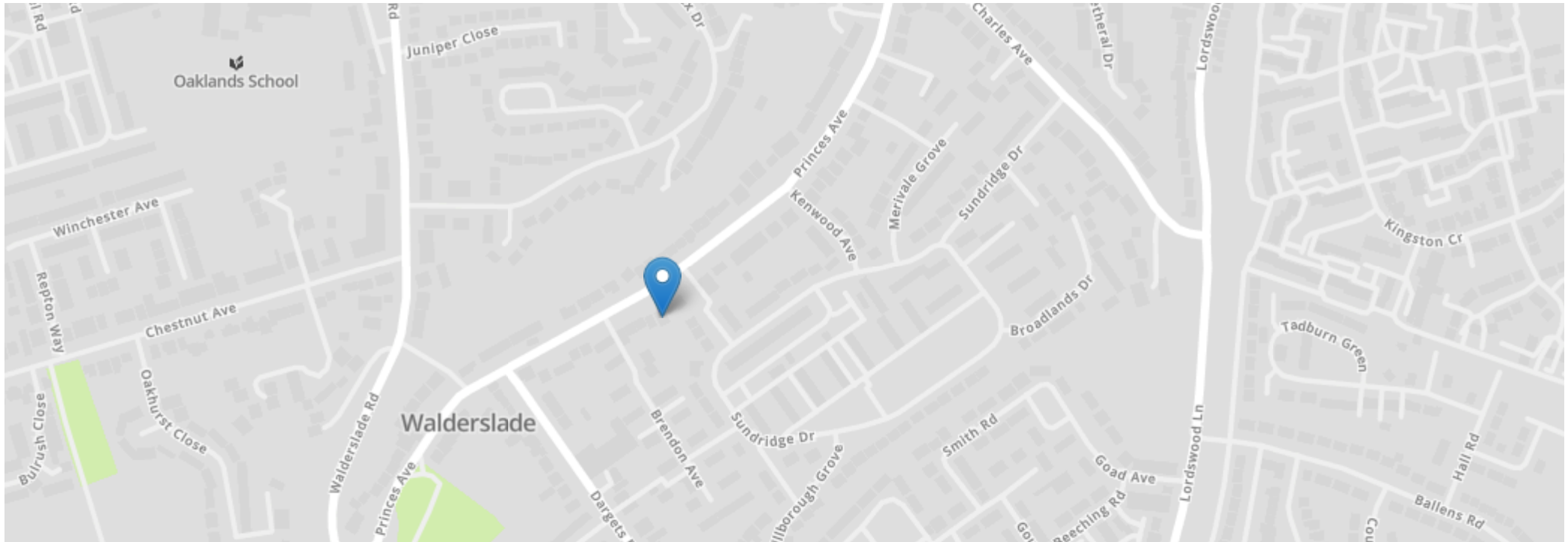


AGENT NOTES

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 E



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. Continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue and the property will be on the right.

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Greyfox Prestige Walderslade

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