



BADER CRESCENT



Offers in Excess of £425,000 Freehold

THE PROPERTY

OFFERS in excess of £425,000

No Chain!

Don't be fooled by the exterior, disguising the fact that this has a much larger than average interior, surpassing many detached homes. Superb family home that has been extended by the current vendor and is well presented throughout. Occupying a corner position, the double storey extension provides ample and versatile living accommodation for the growing family and is situated in the popular Wayfield location with local amenities at hand, plus easy access to Chatham town centre and mainline railway station.

From the moment you step through the front door you get the feeling of space from the open plan living room and kitchen. There is an extensive range of units and quartz worksurfaces and a super centre island/ breakfast bar. The conservatory is of a good size and provides access to the garden. Also to the ground floor is the extended multi-functional room with its own secure access and cloakroom, so has the potential to utilise as an annexe subject to a few modification and any relevant permissions.

Upstairs are five bedrooms, four of which are of a double size and a family bathroom.

The garden has three tiers with a patio area and two lawned areas. Ample parking to the front for several vehicles.



BADER CRESCENT, WAYFIELD, CHATHAM, KENT, ME5 0DJ



Conservatory

12' 3" x 10' 8" (3.73m x 3.25m)

Kitchen/ Living Room

24' 6" x 15' 5" (7.47m x 4.70m)

Playroom/ Office

22' 3" x 9' 8" (6.78m x 2.95m)

WC

Bedroom 1

11' 6" x 9' 2" (3.51m x 2.79m)

Bedroom 2

9' 5" x 8' 9" (2.87m x 2.67m)

Bedroom 3

12' 5" x 9' 9" (3.78m x 2.97m)



Bedroom 4

9' 7" x 9' 6" (2.92m x 2.90m)

Bedroom 5

6' 8" x 6' 4" (2.03m x 1.93m)

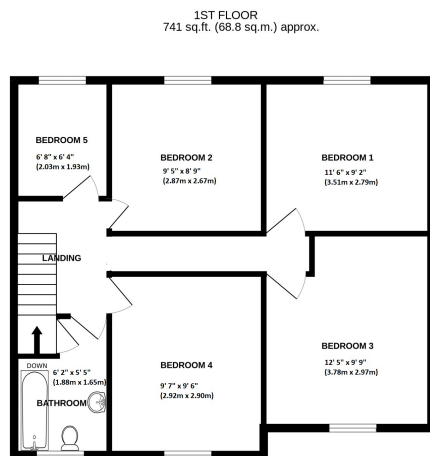
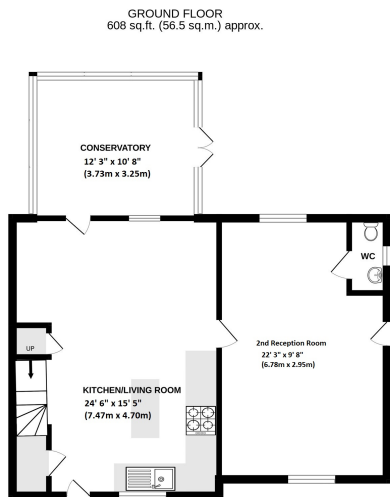
Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)





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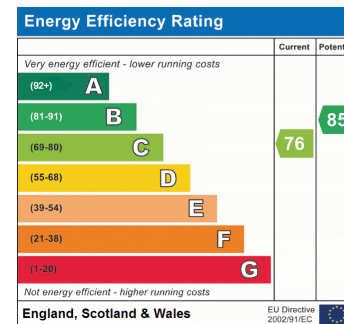


TOTAL FLOOR AREA: 1348 sq.ft. (125.3 sq.m.) approx.

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



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Local Authority

Medway
Band C



SITUATION

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral.

DIRECTIONS

Head-South East on Walderslade Road & turn right onto Churchill Avenue. After 0.5 miles, turn left onto Bader Crescent and the house will be on the left.

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Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR

Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

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