



Two Bedroom End of Terrace House  
Falkland Place, Chatham, Kent, ME5 9HR

Guide Price £250,000  
Freehold

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### Description

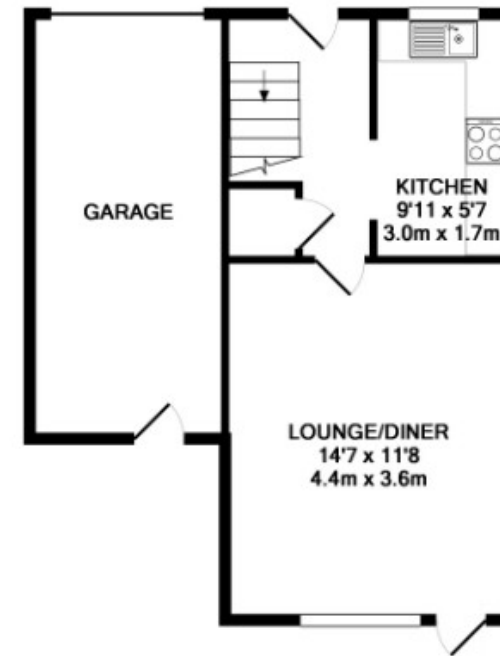
Guide Price of £250,000 to £260,000. VIDEO TOUR AVAILABLE ON REQUEST. Sought after location in Walderslade Woods, this two-bedroom end of terrace house is in a popular cul-de-sac location. Great access to the M2/M20 motorway links. Internally there is an entrance hall and a bright lounge diner overlooking the garden. The kitchen faces the front Aspect of the property and has a range of modern units with space for appliances. upstairs are two good sized bedroom and family bathroom. The property sits on an excellent sized plot with scope to extend (subject to relevant planning permissions). The garden is level and mainly laid to lawn with a gravel patio area to the side of the property, with a side entrance leading to the garage and driveway for two/ three vehicles. In an around the area are local shops, schools and woodland walks. Please call the Greyfox team for further details.

### Key Features

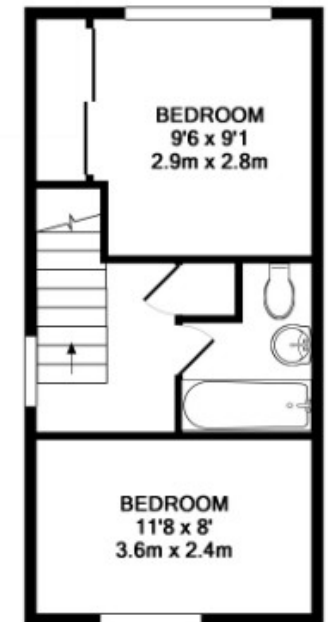
- Sought after location of Walderslade Woods
- Two Bedroom End Of 'Terrace
- Excellent order throughout
- Drive and garage
- Private garden
- Close to M2
- Potential to extend (STPP)
- Garden measuring approximately 31'6 x 21'1

### Local Area

Walderslade Woods is within reach of local primary and secondary schools, shopping parades, doctors surgery, dentist and chiropodist. The area offers good transport links to the A2/M2 M20 and M25. It is



GROUND FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.1 SQ.M.)



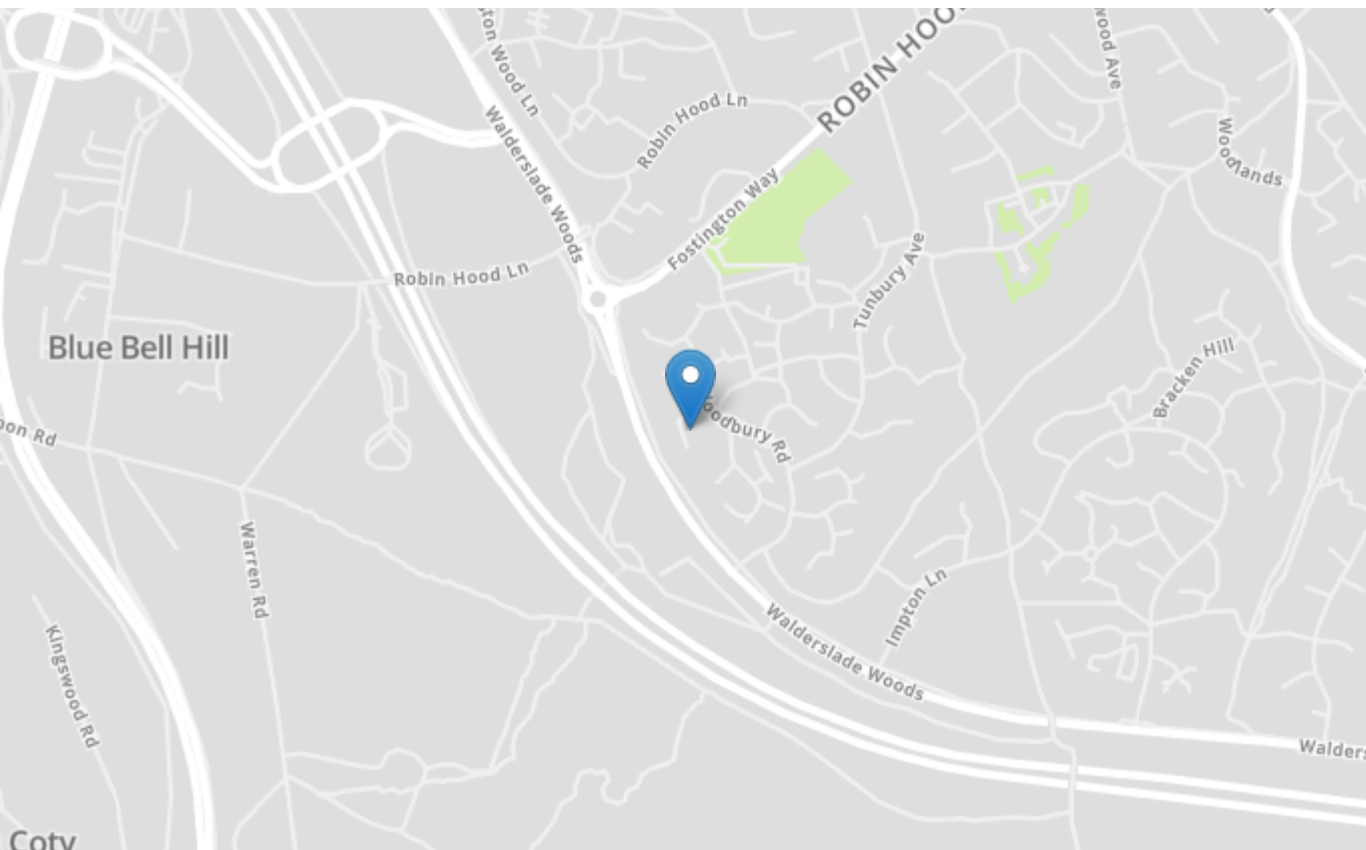
1ST FLOOR  
APPROX. FLOOR  
AREA 285 SQ.FT.  
(26.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Property Location


Falkland Place, Chatham, Kent, ME5 9HR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		87
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	64	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		87
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	62	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

**Tenure**

Freehold

**Lease Term**

N/A

**Ground Rent**

N/A

**Service Charge**

N/A

**Local Authority**

Tonbridge & Malling

**Council Tax**

Band C

### Greyfox Walderslade

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#### 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>.