



SNODHURST AVENUE



Guide price £400,000 Freehold

## THE PROPERTY

Guide price £400,000 - £425,000

Being offered with no forward chain is this 3 Bed Detached home, which has the potential to extend (subject to the relevant planning permission).

The property comprises of entrance porch which leads through to a spacious entrance hallway/ study area with a feature style retro staircase. Continuing through to a good size kitchen which offers a variety of fitted units with ample worksurfaces and to include appliances; fridge, freezer, washing machine and cooker. It also has the benefit storage area which is ideal as an extension of the kitchen and WC.

The lounge/ diner is of a great size which offers plenty of light with the double aspect windows.

Moving upstairs you are welcomed to a spacious landing which leads to three bedrooms, the premium offers fitted wardrobes, a modern fitted bathroom and separate WC.

Externally you will be delighted with the space being offered on this mature garden with an abundance of shrubs and trees and the large patio area is great for family gatherings and if you are a garden enthusiast then you will be in your element.

The property has been partially underpinned in 2007 (certificate of Structural Adequacy was issued in 2007, details of which are available for inspection in our office).

This is truly a great family home and is not to be missed and we would suggest contacting the Greyfox Sales Team for further details.





**Entrance hall**

**Lounge/ Diner**

25' 0" x 13' 6" (7.62m x 4.11m)

**Kitchen**

14' 1" x 10' 5" (4.29m x 3.17m)

**Utility Area**

**WC**

**Landing**

**Bedroom 1**

13' 9" x 13' 5" (4.19m x 4.09m)

**Bedroom 2**

10' 10" x 10' 3" (3.30m x 3.12m)

**Bedroom 3**

8' 4" x 8' 4" (2.54m x 2.54m)

**Bathroom**

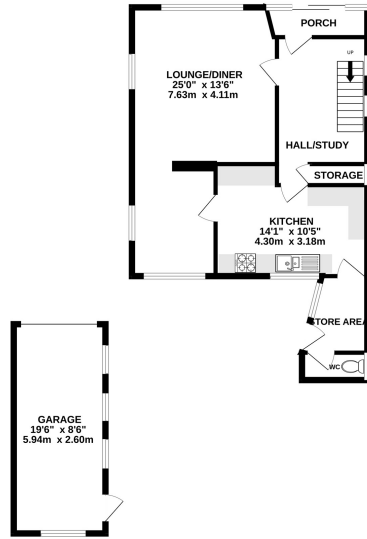
**WC**

**Garden**

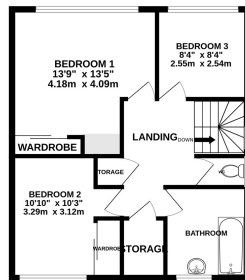


SNODHURST AVENUE, CHATHAM, KENT, ME5 0TB

GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1331 sq.ft. (123.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

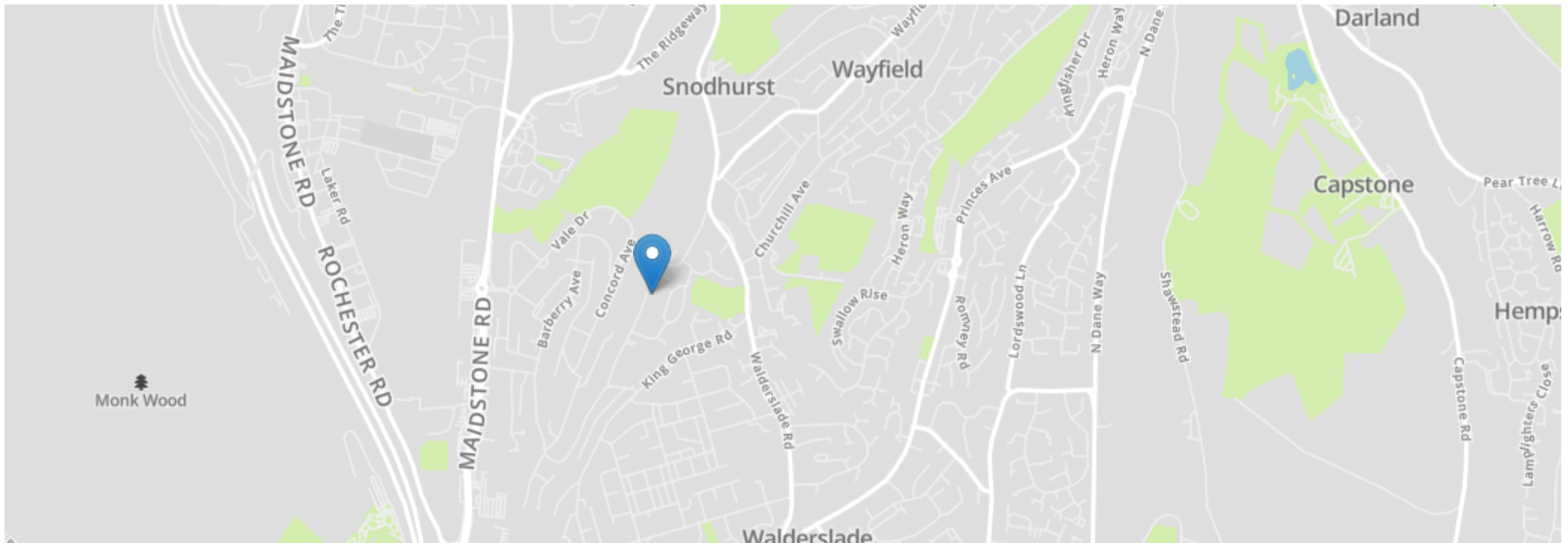
### AGENT NOTES

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

PRESTIGE HOMES  
NEW HOMES  
OVERSEAS  
SALES  
MORTGAGES  
CONVEYANCING



## 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

From Walderslade village, head north on Walderslade Village Bypass towards Walderslade Road. Continue onto Walderslade Road. At the roundabout, take the 1st exit and stay on Walderslade Road. Turn left onto Snodhurst Avenue.

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## Greyfox Prestige Walderslade

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