





Offers in Excess of £385,000 Freehold

THE PROPERTY

This, an opportunity for the first time buyer or growing family, you will not be disappointed when viewing as this lovely home has been well maintained and presented throughout and is ready to move into. The property sits on a corner plot and is situated in a quiet cul-de-sac positioned with outstanding views to the front. Also the property is close to many amenities within a short distance drive, including Capstone Park and Ski Centre, Hempstead Valley Shopping Centre and local schools.

The accommodation comprises of a spacious entrance hall with oak flooring running through the ground floor. The kitchen/ diner, you will be pleasantly surprised as it offers a range of modern fitted units and ample worksurfaces, range cookers and additional appliances to remain, this property is the heart of this lovely home and great for entertaining family and friends. Also, french doors leading out to the terrace.

Continuing on the ground floor, you are welcomed to a generous style lounge with views to the front, it is a lovely room to relax and chill in. The current owner has presented to a good standard, with filled alcove units and shelves with feature fire and surround. Moving upstairs to the first floor, you have three good sized bedrooms, the premium offers fitted wardrobes and drawers and a modern fitted shower room.

Externally, the property sits on a good sized elevated plot with driveway to the side. To the rear, this generous plot offers plenty of space and offers a variety of raised beds and plants. With a large terrace area, it is great for entertaining with friends and family, also with the added benefit of cabin with seating area which is a lovely spot to chill in the summer months.

This will make a lovely home, if you would like a viewing please call the sales team.





Porch

Entrance Hall

Living Room

17' 2" x 10' 11" (5.23m x 3.33m)

Bathroom

Kitchen/ Diner

22' 4" x 11' 4" (6.81m x 3.45m)

Bedroom 1

15' 0" x 8' 7" (4.57m x 2.62m)

Bedroom 2

11' 9" x 9' 0" (3.58m x 2.74m)

Bedroom 3

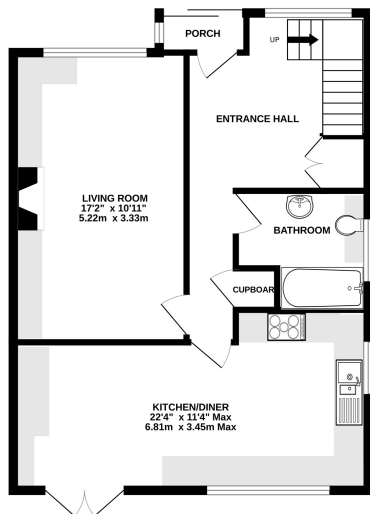
9' 1" x 8' 7" (2.77m x 2.62m)

Shower Room

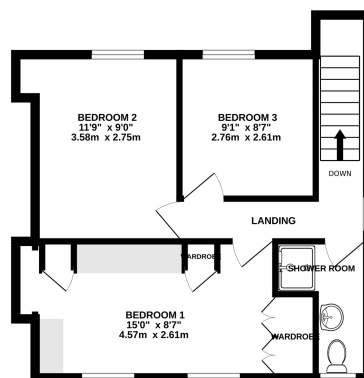


CARLTON CRESCENT, CHATHAM, KENT, ME5 7PH

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	82
		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 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

From Walderslade Village, head South-East on Walderslade Road and 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 & after 0.6 miles, at the next roundabout, take the 1st exit onto North Dane Way. At the next roundabout, take the 3rd exit onto Capstone Road, Turn right onto Carlton Crescent and after 167ft turn left to stay on Carlton Crescent.



Greyfox Prestige Walderslade

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