



GOLDSTONE WALK



Guide Price £500,000 Freehold

THE PROPERTY

Guide Price £500,000 - £530,000.

We are pleased to offer this great detached family home. This property offers spacious accommodation throughout and is a lovely home to enjoy and entertain with family and friends. It is situated in the sought after location of Walderslade Woods which offers local amenities and has convenient motorway access.

The property comprises entrance hall with a W.C and access to a great size kitchen/breakfast room offering ample units and worksurfaces and a host of integrated appliances. Continuing through you are welcomed to a generous size dining room which is ideal for those family gatherings and entertaining with friends, with doors opening to the enclosed garden with covered pergola which again is a lovely space to use all year. The separate lounge is a lovely room to chill and unwind in and for those who work from home it also offers a study/hobby room.

On the first floor you have four bedrooms, the premium with a modern ensuite shower room, and a family bathroom.

Externally there is parking and a garage. The rear garden is enclosed with fence surround with large decking area and also being offered with summer house/cabin which has been used as the cinema room but is also a great room for those requiring an office.

Overall the property offers good size accommodation and is ideal for a family seeking a versatile and desirable location.



GOLDSTONE WALK, CHATHAM, KENT, ME5 9QB



Hallway

Lounge

17' 6" x 11' 5" (5.33m x 3.48m)

Kitchen/Breakfast Room

17' 8" x 10' 7" (5.38m x 3.23m)

Dining Room

16' 10" x 12' 3" (5.13m x 3.73m)

Utility/Shower Room

Office

11' 7" x 7' 5" (3.53m x 2.26m)

Bedroom 1

13' 7" x 10' 10" (4.14m x 3.30m)

Ensuite

Bedroom 2

10' 5" x 10' 2" (3.17m x 3.10m)

Bedroom 3

10' 5" x 7' 11" (3.17m x 2.41m)

Bedroom 4

9' 5" x 6' 9" (2.87m x 2.06m)

Bathroom

7' 0" x 5' 4" (2.13m x 1.63m)

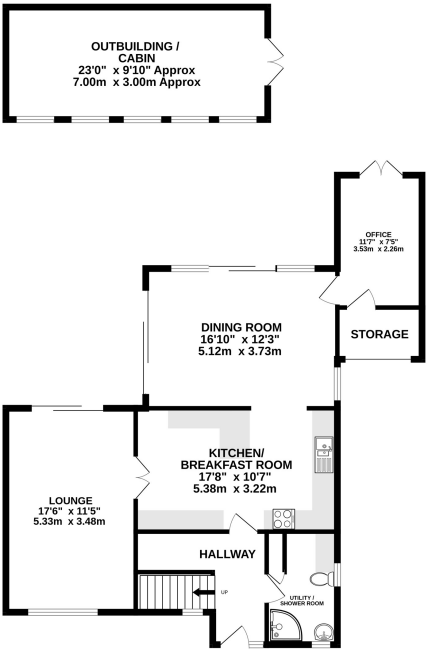
Outbuilding/Cabin

23' 0" x 9' 10" (7.01m x 3.00m)

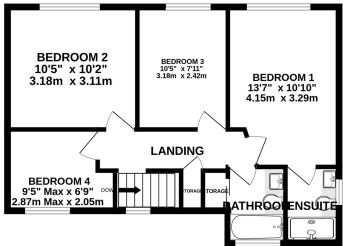


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GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.




TOTAL FLOOR AREA : 1656 sq.ft. (153.8 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	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

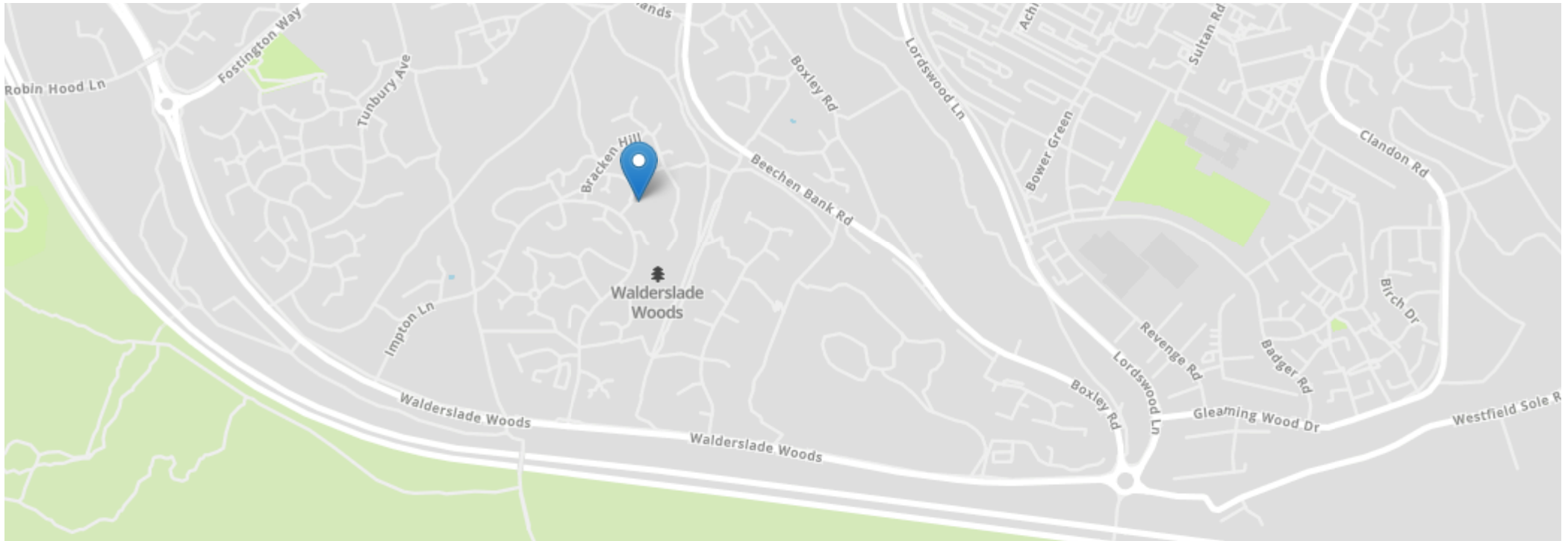
AGENT NOTES

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

Maidstone

Band E



SITUATION

Walderslade Woods is within reach of Tunbury local primary school along with a variety of secondary schools, shopping parades, doctors surgery, dentist and chiropodist. The area offers good transport links to the A2/M2 M20 and M25. It is close to Chatham and Maidstone town centres as well as railways links. Ebbsfleet International is approximately 15 minutes away by car.

DIRECTIONS

From Walderslade Village, head South-East on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Continue onto Fostington Way. At the roundabout, take the 1st exit onto Walderslade Woods/A2045. Turn left onto Impton Lane. Turn left onto Bracken Hill. Turn right onto Goldstone Walk and the property will be on the left.

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Greyfox Prestige Walderslade

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