



BEECHMORE DRIVE



Guide Price £600,000 Freehold

THE PROPERTY

Guide Price £600,000 - £625,000

We are pleased to offer to the market this four bedroom detached family home you will not be disappointed with when viewing. This lovely property has been presented outstandingly and will make a great family home. The current owners have placed a lot of time and effort internally and externally.

On entering you feel a sense of space with a spacious entrance hall, stairs to the first floor and modern fitted downstairs WC. Continuing through you will be surprised at how much space and natural light there is when entering the living area. The kitchen offers a range of fitted units with ample worksurfaces and a host of integrated appliances to include double oven, electric hob and extractor. The dining area and lounge is a lovely space to entertain with family and friends. There is also an orangery with bi fold doors leading out onto the established gardens to relax and unwind in the summer months and also the winter around the wood burner.

Moving upstairs you are presented with four good sized bedrooms , the premium is offered with modern fitted en-suite shower room and the family bathroom.

Externally leading out into the garden the current owners have really made a tranquil space to relax and entertain with family and friends. A lot of time and effort has gone into maintaining a beautiful garden which is mainly laid to lawn with a variety of trees and shrub borders. There is a large terrace area for BBQs and this is a great garden for children to play safely. There is gated access to the garage and driveway to accommodate three/four cars.



BEECHMORE DRIVE, WALDESLADE, CHATHAM, KENT, ME5 9JL



Hallway

Lounge/Diner

22' 2" x 12' 5" (6.76m x 3.78m)

Kitchen

20' 5" x 10' 7" (6.22m x 3.23m)

Shower Room

Orangery

12' 0" x 9' 10" (3.66m x 3.00m)

Bedroom 1

15' 1" x 15' 1" (4.60m x 4.60m)

Ensuite

Bedroom 2

12' 9" x 8' 8" (3.89m x 2.64m)



Bathroom

Bedroom 3

12' 4" x 9' 4" (3.76m x 2.84m)

Bedroom 4

9' 9" x 6' 6" (2.97m x 1.98m)

Garage

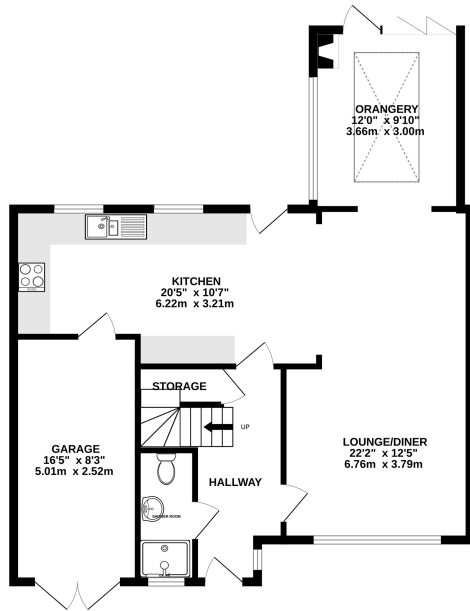
16' 5" x 8' 3" (5.00m x 2.51m)



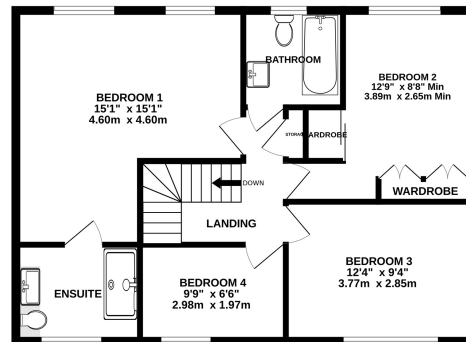


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GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA: 1513 sq.ft. (140.5 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		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

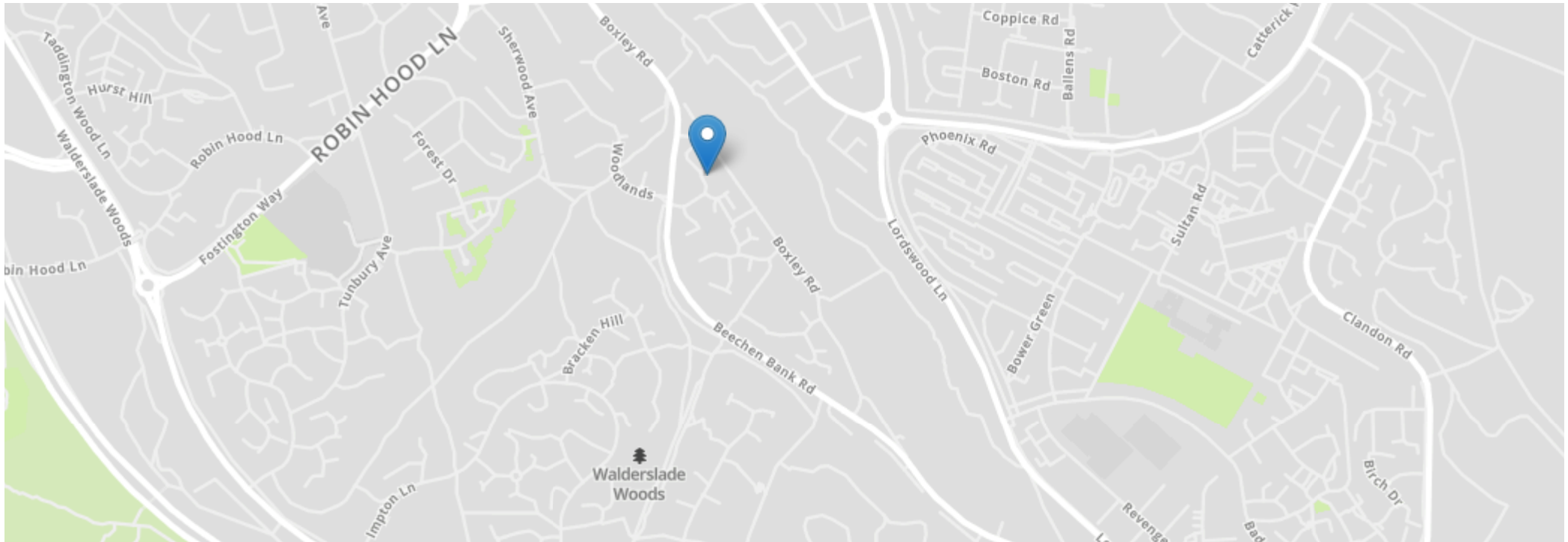
AGENT NOTES

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 is within reach of local primary and secondary schools, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Dockside centre plus Bluewater Shopping Centre being approximately 20 minutes away by car. The area offers good transport links to the A2/M2, M20 and M25 plus Ebbsfleet International and Ashford.

DIRECTIONS

From Walderslade village, head south-east on Walderslade Road. At the roundabout, take the 1st exit onto Boxley Road Continue onto Beechen Bank Road. Turn left onto Beechmore Drive and the property will be on the left.

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Greyfox Prestige Walderslade

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