



ROMNEY ROAD





Offers in Region of £425,000 Freehold

## THE PROPERTY

We are pleased to offer this three bedroom detached home offering generous living space and family friendly practicality.

The ground floor welcomes you to a spacious light filled hallway that flows into the large open plan reception room and dining room. This is a great space for family time and entertaining with friends. Continuing on the ground floor you have the handy downstairs WC cloakroom. The modern fitted kitchen is offered with a range of fitted wall and base units and integrated fridge & freezer with ample worksurfaces.

Upstairs the property offers three good size bedrooms each offering good natural light. There is a modern fitted bathroom with close couple WC & wash hand basin, bath and shower over.

Externally the rear garden is a lovely space to chill and unwind with family and friends with the terrace patio area with enclosed fence surround and side access. To the front the garden is enclosed with a variety of trees and shrubs with a driveway leading to the integral garage.

This is a fantastic family home, situated in a popular area and is ideal for families seeking a home within walking distance to primary and secondary schools and local amenities.



ROMNEY ROAD, WALDESLADE, CHATHAM, KENT, ME5 7LU





**Porch**

**Lounge**

17' 3" x 16' 1" (5.26m x 4.90m)

**Kitchen**

11' 0" x 8' 9" (3.35m x 2.67m)

**Dining Area**

13' 1" x 7' 7" (3.99m x 2.31m)

**WC**

**Bedroom 1**

15' 5" x 11' 3" (4.70m x 3.43m)

**Bathroom**

**Bedroom 2**

9' 8" x 9' 0" (2.95m x 2.74m)

**Bedroom 3**

8' 1" x 6' 1" (2.46m x 1.85m)

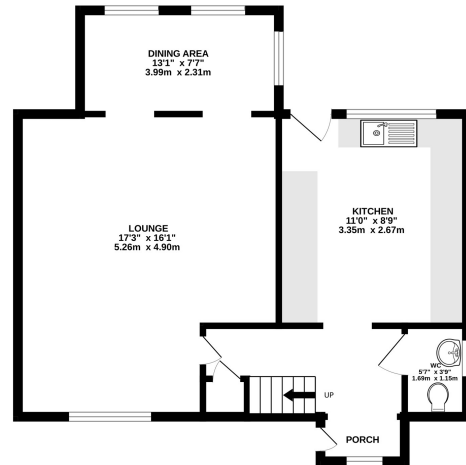




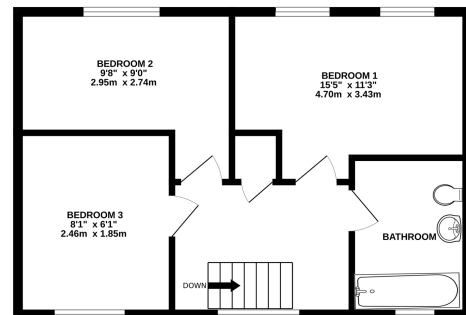
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GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.




1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	

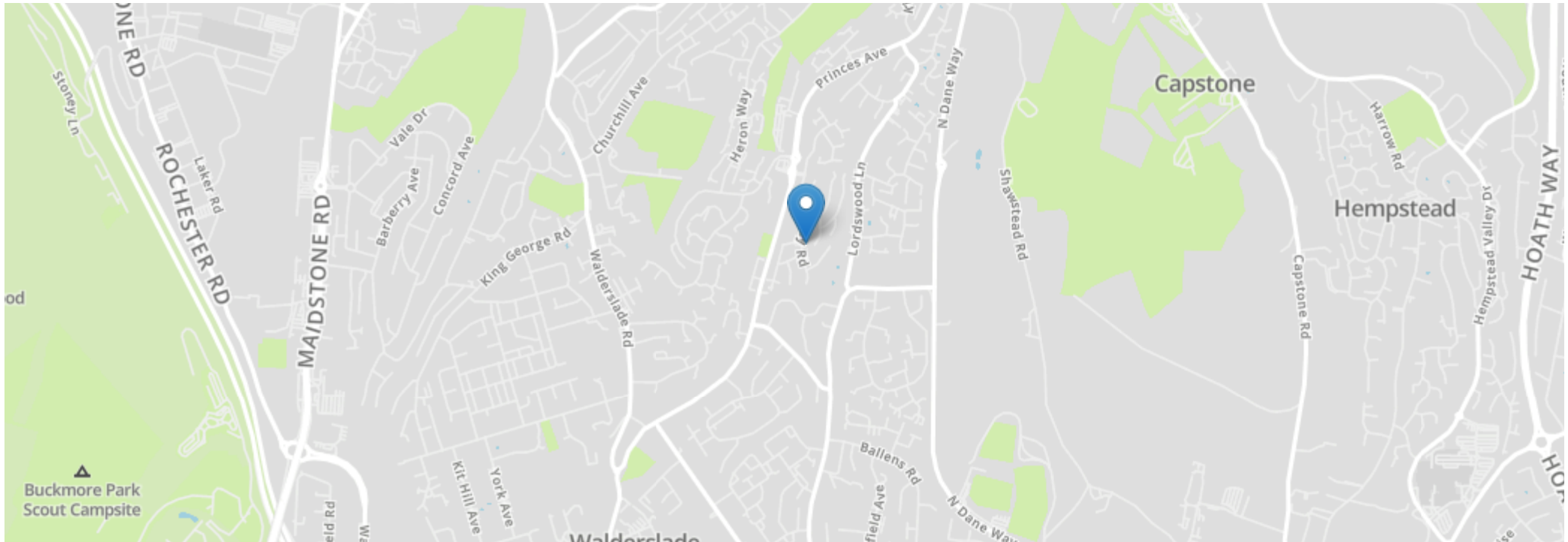
### AGENT NOTES

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 D





## 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 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. At the roundabout, take the 3rd exit onto Wren Way. Turn right onto Romney Road and the property will be on the left.

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## Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR  
Sales: 01634 757027 | Lettings: 01634 865595 | Email: [walderslade@greyfox.co.uk](mailto:walderslade@greyfox.co.uk)

[greyfox.co.uk/greyfox-prestige](http://greyfox.co.uk/greyfox-prestige)