



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.



**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**

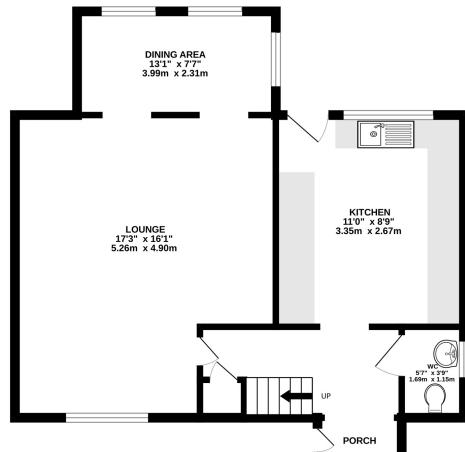
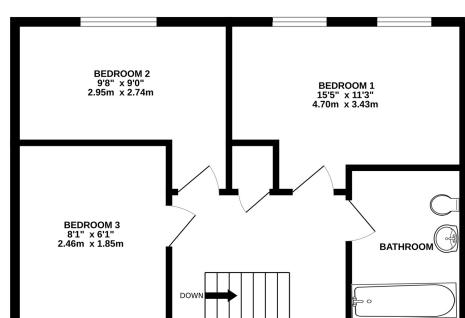
15' 5" x 11' 3" (4.70m x 3.43m)

Bathroom**Bedroom 2**

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

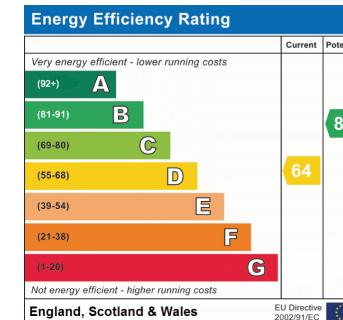


ROMNEY ROAD, WALDERSLADE, CHATHAM, KENT, ME5 7LU

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 effort has been made to ensure the accuracy of these measurements, 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

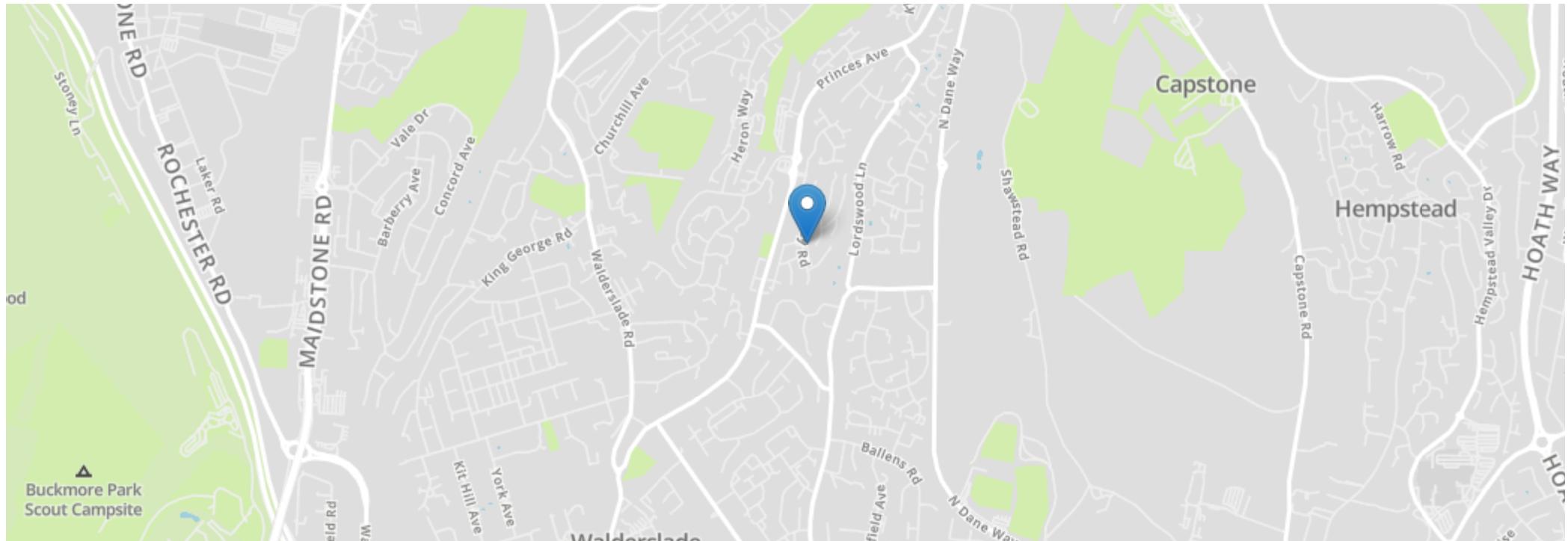


AGENT NOTES

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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.



Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR

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