



PALMERSTON ROAD



Offers in Excess of £600,000 Freehold

THE PROPERTY

We are pleased to offer this exceptional 6 bedroom individually built detached home, ideally located in a well sought after area, close to local schools and amenities and bus services into town centre. You will be pleasantly surprised when viewing this spacious accommodation which is set over three floors and is ready to move into, with neutral décor throughout which allows you to add your own personal touch and style.

When you step into this lovely home, you will be greeted to the light and spacious entrance hall with direct access to utility room, office space/ 7th bedroom. cloakroom, large living room, modern fitted kitchen/ diner offering a range of white gloss fitted units with integrated appliances and ample worksurfaces and french doors leading into the lounge.

Moving up to the first floor, you are welcomed to a galleried landing which leads to six good size bedrooms with en-suite to the premium bedroom plus the family bathroom. Continuing to the next floor you have a further double bedroom which is a great space for guests to stay over. Moving outside, you have enclosed rear garden patio area, mainly laid to lawn with two side access leading to the front door. Also with double garage with lighting and power and a driveway which offers parking for 2 cars.

For further details please call the sales team.





Kitchen/ Diner

24' 5" x 9' 6" (7.44m x 2.90m)

Lounge

19' 11" x 13' 5" (6.07m x 4.09m)

Utility Room

8' 2" x 7' 1" (2.49m x 2.16m)

WC

7' 0" x 2' 5" (2.13m x 0.74m)

Study/ Bedroom

10' 5" x 7' 3" (3.17m x 2.21m)

Bedroom 1

15' 10" x 9' 6" (4.83m x 2.90m)



Bedroom 2

13' 9" x 9' 7" (4.19m x 2.92m)

Bedroom 3

15' 1" x 9' 8" (4.60m x 2.95m)

Bedroom 4

9' 6" x 9' 4" (2.90m x 2.84m)

Bedroom 5

9' 11" x 7' 7" (3.02m x 2.31m)

Bathroom

En-Suite

6' 11" x 5' 9" (2.11m x 1.75m)

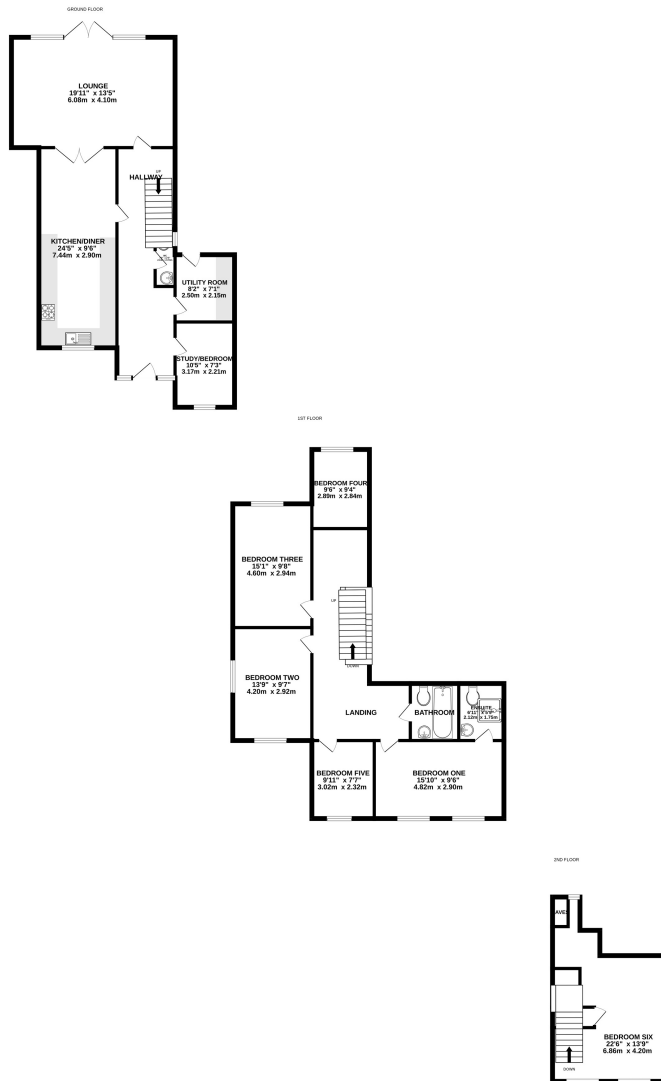
Bedroom 6

22' 6" x 13' 9" (6.86m x 4.19m)





PALMERSTON ROAD, CHATHAM, KENT, ME4 6PE



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

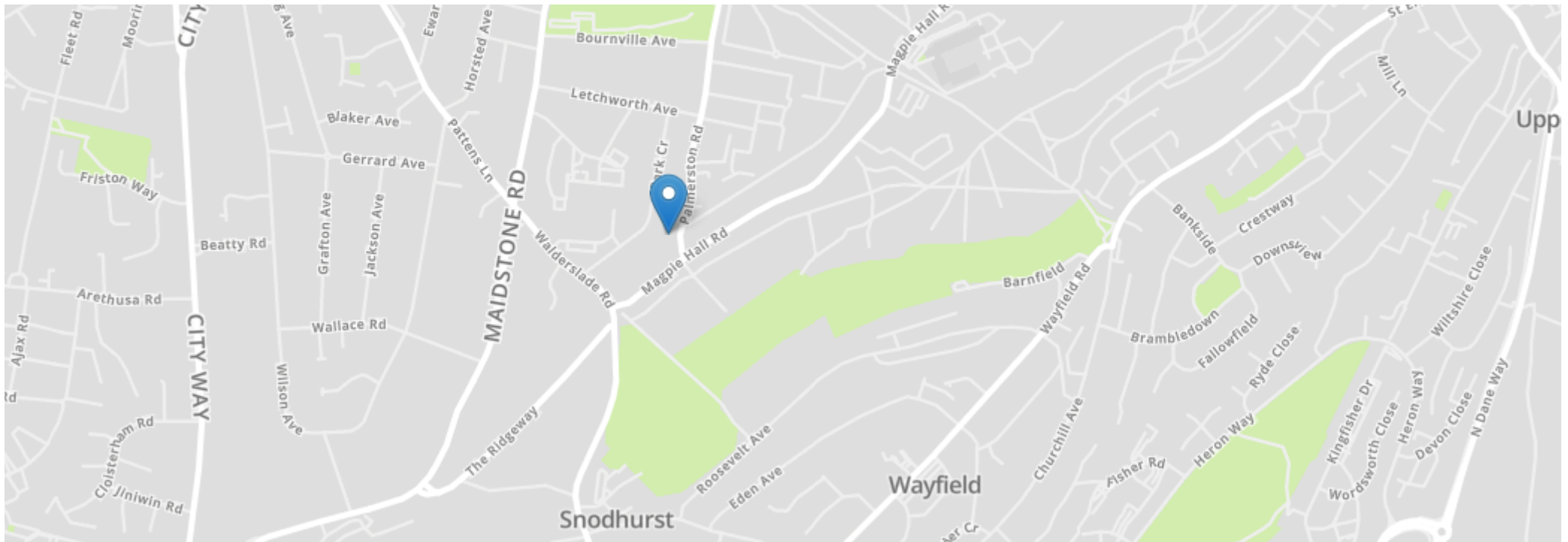
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales	EU Directive 2002/91/EC	

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 F



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. At the roundabout, take the 2nd exit onto Robin Hood Lane and turn right onto Walderslade Village Bypass. Continue onto Walderslade Road and at the roundabout, take the 1st exit and stay on Walderslade Road. After 1.6 miles, turn right onto Magpie Hall Road & turn left on to Palmerston Road.



Greyfox Prestige Walderslade

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