



MAGPIE HALL ROAD





Offers in Excess of £350,000 Freehold

## THE PROPERTY

No Chain! This 1930s house is full of charm with period features and is beautifully presented throughout. Situated on an established road with great views to the front over Coney Bank, a popular location for walks.

There is a porch to the front of the property and a welcoming entrance hall with 1930s style front door and glazed panels, in keeping with the era. The downstairs cloakroom has a WC and corner wash hand basin. There is a good sized lounge/dining room with bay window to the front aspect and two fireplaces to act as a focal point. Double doors from the dining end lead into the kitchen/breakfast room with ample cupboards and work surfaces. There is also space for a range cooker and other appliances.

Moving to the first floor, on the landing is access to a loft with ladder. Two of the three bedrooms are of a double size and have built in wardrobes. The front bedroom has the bay window with views over Coney Bank. The third bedroom could also be utilised as a great office space. The family bathroom is well appointed.

To the rear of this lovely home is a garden laid to lawn plus patio area and is approximately 62ft in length, ideal for entertaining family and friends. There is rear access to a larger than average garage, approached by rear service lane. The garage is also equipped with power and lighting.

A must see property. Call to book your viewing today.





**Porch**

5' 6" x 2' 9" (1.68m x 0.84m)

**Entrance Hall**

**Downstairs Cloakroom**

5' 10" x 2' 5" (1.78m x 0.74m)

**Lounge/Dining Room**

23' 3" x 12' 1" (7.09m x 3.68m)

**Kitchen**

16' 3" x 7' 5" (4.95m x 2.26m)

**Bedroom 1**

11' 1" x 10' 11" (3.38m x 3.33m)

**Bedroom 2**

11' 8" x 11' 4" (3.56m x 3.45m)



**Bedroom 3**

7' 5" x 6' 8" (2.26m x 2.03m)

**Bathroom**

5' 11" x 5' 7" (1.80m x 1.70m)

**Garden**

**Garage**

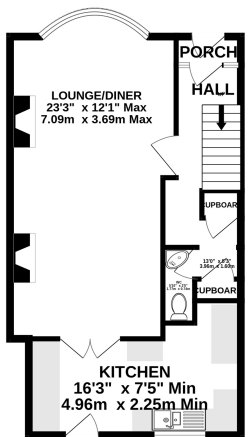




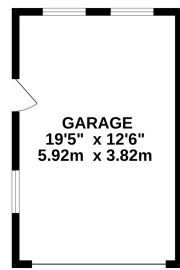
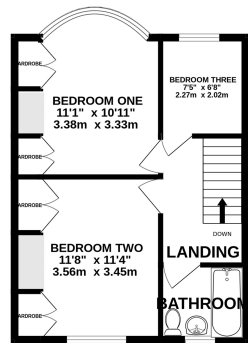


MAGPIE HALL ROAD, CHATHAM, KENT, ME4 5XH

GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



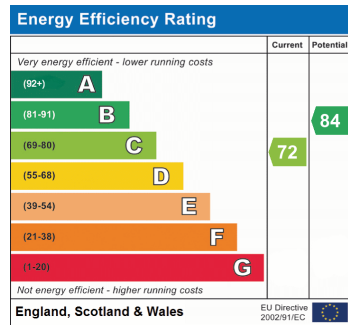
1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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



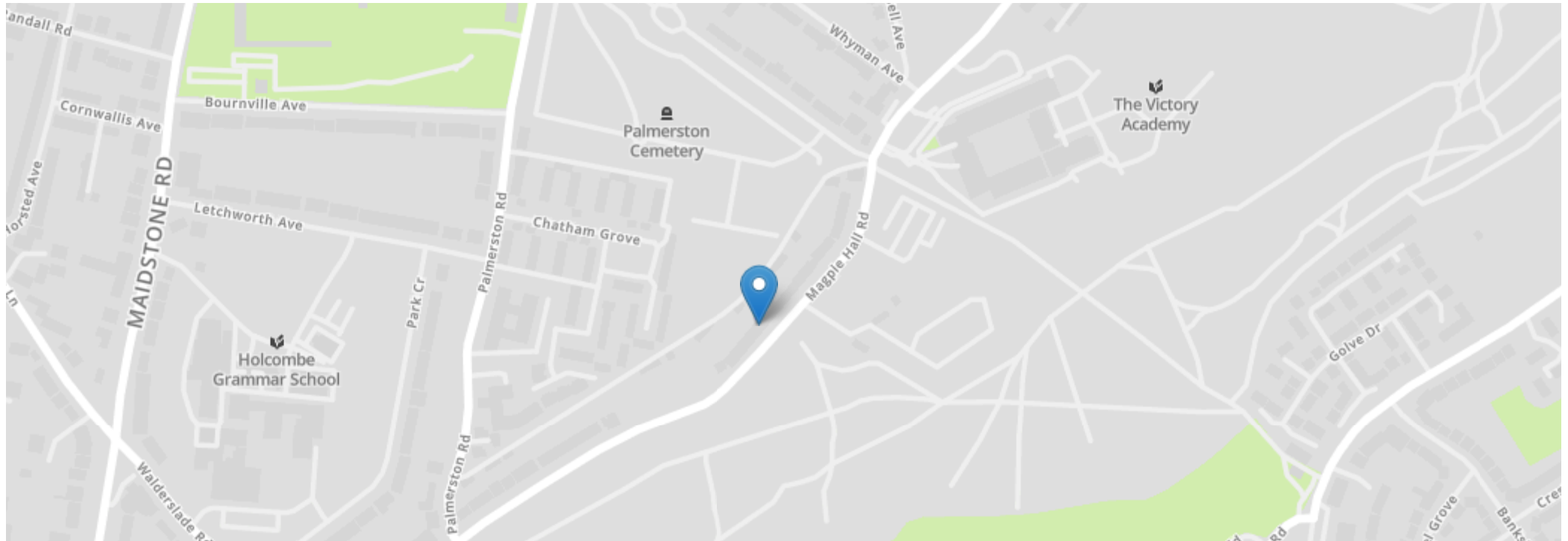
### AGENT NOTES

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### Local Authority

Medway  
Band C





## 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. Turn right onto Walderslade Village Bypass. Continue onto Walderslade Road. Turn right onto Magpie Hall Rd and the property will be on the left.

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## Greyfox Prestige Walderslade

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