



WALDESLADE ROAD



Offers Over £425,000 Freehold

THE PROPERTY

No Chain! The vendors have informed us that this super house has been owned by the same family since 1970 and is now being sold without any onward chain. The property itself sits back from the road with a long driveway approach to the double garage. On entering the house there is a feeling of space with scope to update the fixtures and fittings and provide a wonderful family home.

Local schools and amenities including Walderslade Village shops are in easy reach.

Accommodation comprises: an entrance hall with a downstairs cloakroom. The lounge is approx 23ft in length with parquee flooring and door leading to the metal framed garden room/conservatory and rear garden. The kitchen/dining room leads off the lounge and has a side door with covered access to the double garage, front and rear gardens.

Upstairs are four good sized bedrooms, two of which have built-in wardrobes. There is also a family bathroom and airing cupboard. There is access from the landing to the boarded loft via a fitted loft ladder.

The front and rear gardens are well established with shrubs and borders. The garage is large enough for 2 vehicles and has an electric roller door, power & light and a work bench.

Must be viewed to fully appreciate the size and potential.



WALDESLADE ROAD, WALDESLADE, CHATHAM, KENT, ME5 0PA



Hallway

Living Room

22' 2" x 11' 10" (6.76m x 3.61m)

Kitchen/Dining Room

17' 5" x 13' 10" (5.31m x 4.22m)

WC

Conservatory

14' 7" x 7' 4" (4.45m x 2.24m)

Bedroom 1

13' 0" x 11' 5" (3.96m x 3.48m)

Bedroom 2

11' 7" x 11' 7" (3.53m x 3.53m)

Bedroom 3

9' 0" x 8' 11" (2.74m x 2.72m)

Bedroom 4

10' 6" x 7' 5" (3.20m x 2.26m)

Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

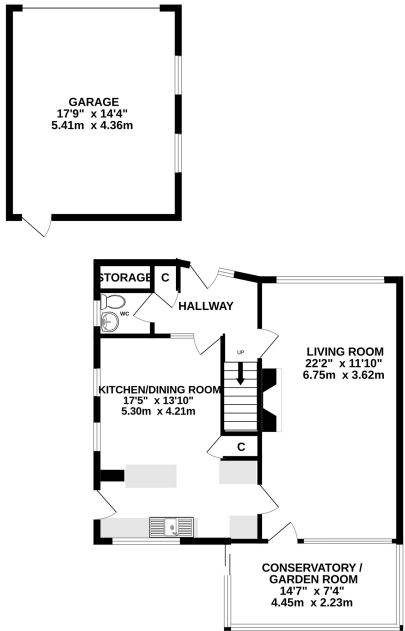
Garage

17' 9" x 14' 4" (5.41m x 4.37m)

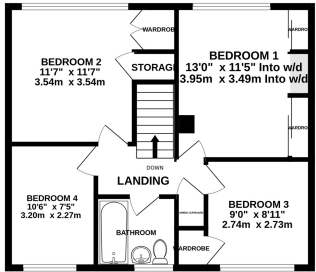


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GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



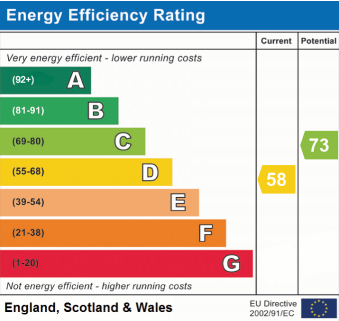
1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1514 sq.ft. (140.7 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

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 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

Approaching from Bluebell Hill, at Lord Lees Roundabout, take the 4th exit and stay on A229. At Taddington Roundabout, take the 2nd exit onto A2045. At the roundabout, take the 1st exit onto Fostington Way. Continue onto Robin Hood Lane. Continue straight onto Walderslade Village Bypass. Continue onto Walderslade Road. Go through 1 roundabout and the property will be on the left.

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Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR

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