



MERMAID CLOSE



Guide Price £370,000 Freehold

## THE PROPERTY

\* Guide Price 370,000 - £400,000\*

This three bedroom detached house has been maintained throughout and ready to move into. There are many benefits this to include, cul de sac position, potential to extend subject to relevant planning permissions and close to local amenities and schools.

The property when entering has a sense of space and light throughout and comprises entrance porch, downstairs cloakroom, spacious lounge leading into kitchen/diner offering a range of fitted units, ample worksurfaces, integrated electric oven, hob, and french doors leading out to the enclosed rear garden, this is a great space to entertain with family and friends.

Moving upstairs are three good size bedrooms and a bathroom with a shower over. Externally you have an enclosed rear garden mainly laid to lawn with shrub borders, this is a great space to relax and unwind and a safe place for children to play. Gated side access leads to the garage and parking.

This will make a great first time buy or family home, this property must be viewed! Call the Greyfox sales team today!





**Entrance porch**

**WC**

**Lounge**

15' 6" x 13' 0" (4.72m x 3.96m)

**Dining room**

15' 7" x 13' 3" (4.75m x 4.04m)

**Bedroom 1**

14' 9" x 9' 2" (4.50m x 2.79m)

**Bedroom 2**

9' 3" x 9' 1" (2.82m x 2.77m)

**Bedroom 3**

9' 7" x 6' 1" (2.92m x 1.85m)

**Bathroom**

6' 0" x 6' 8" (1.83m x 2.03m)

**Garden**

31' 0" x 29' 3" (9.45m x 8.92m)

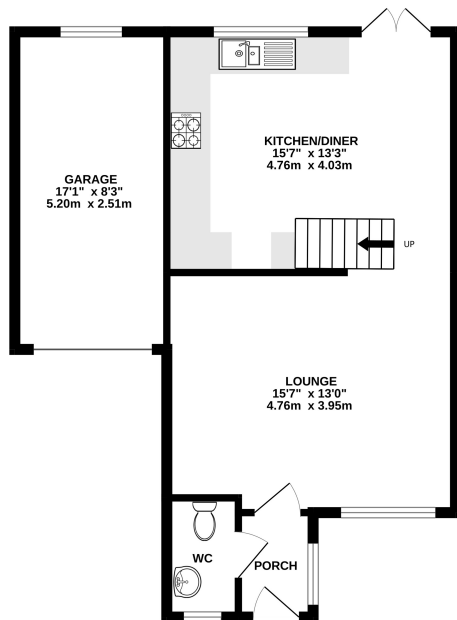
**Garage**

**Parking**

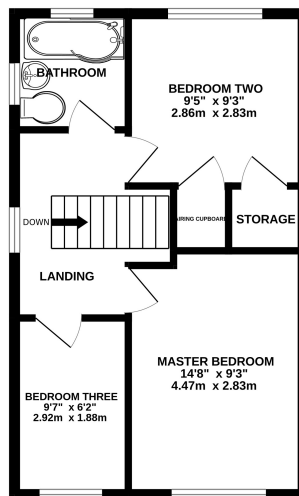


MERMAID CLOSE, CHATHAM, KENT, ME5 7PT

GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.




TOTAL FLOOR AREA : 993 sq.ft. (92.3 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 |          |                         |   |
| (92-100)                                    | <b>A</b> |                         |   |
| (81-91)                                     | <b>B</b> |                         | 83  |
| (69-80)                                     | <b>C</b> |                         |   |
| (55-68)                                     | <b>D</b> | 67                      |   |
| (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

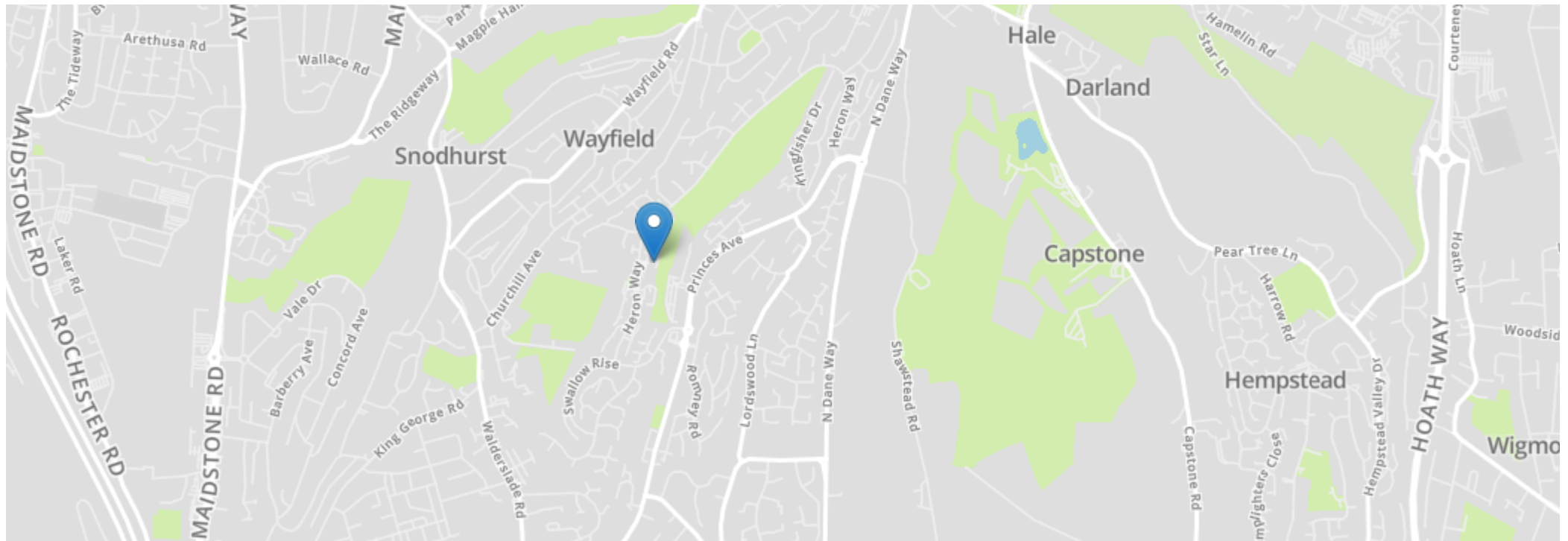
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### Local Authority

Medway council

Band D

PRESTIGE HOMES  
NEW HOMES  
OVERSEAS  
SALES  
MORTGAGES  
CONVEYANCING



## 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.

## DIRECTIONS

From Walderslade Road, take the second exit at the roundabout onto Princes Avenue. At the next roundabout take the 1st exit onto Swallow Rise. After 0.2 miles, turn right onto Heron Way. Turn right onto Mermaid Close.

MERMAID CLOSE, CHATHAM, KENT, ME5 7PT



## Greyfox Prestige Walderslade

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