



Three Bedroom Detached Bungalow
Boxley Road, Chatham, Kent, ME5 9JE

Guide Price £400,000
Freehold

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Description

Guide Price of £400,000 to £450,000. Due to the Colt construction, we invite cash buyers only.

This exclusive home sits on a good size plot with the opportunity to extend STUPP - For anyone looking to create their own unique stamp then this is an ideal opportunity. Being made by COLT it is the type of property that rarely comes available, especially in the sought after location of Boxley Road which is quiet and tranquil with woodland surrounding. The accommodation comprises entrance hallway which continues through to a good size open plan lounge / diner with doors leading out to the balcony, perfect to sit and relax whilst taking in the natural woodland views, kitchen and bathroom, both requiring updating and three bedrooms. This is such an exciting opportunity to make this your forever home. Externally the plot has a tiered garden which is mainly laid to lawn with an outbuilding, garage to the front plus parking for approximately three cars. The front garden is mainly laid to lawn. We do highly recommend a viewing as properties like this are few and far between. Please call the Greyfox Sales Team for further details.

Agents Note: Colt construction properties have been built for around 100 years but some lenders and insurers may not consider this form of timber construction.

EPC Rating: Band F

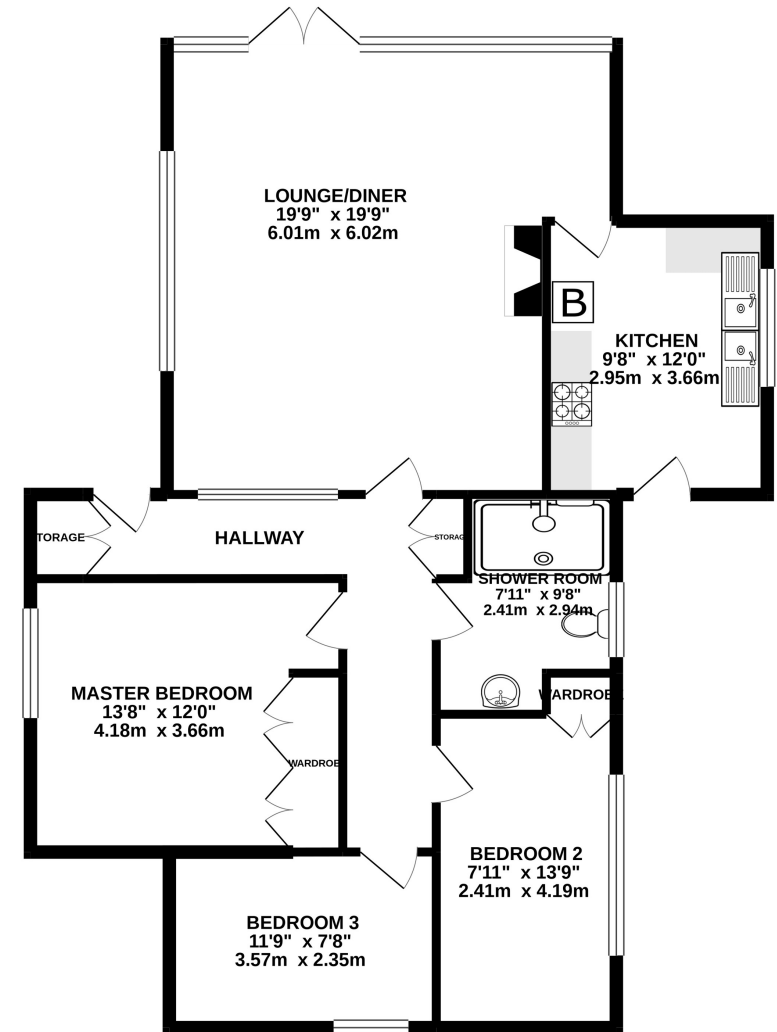
Key Features

- No forward chain
- Unique detached home
- Backing on to woodlands
- Sought after location
- In need of improvement
- Three bedrooms
- Open plan living / dining area
- Garden measuring approximately half an acre

Local Area

Walderslade is within reach of local primary and secondary schools, Sure Start centres, 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 Eurostar

GROUND FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



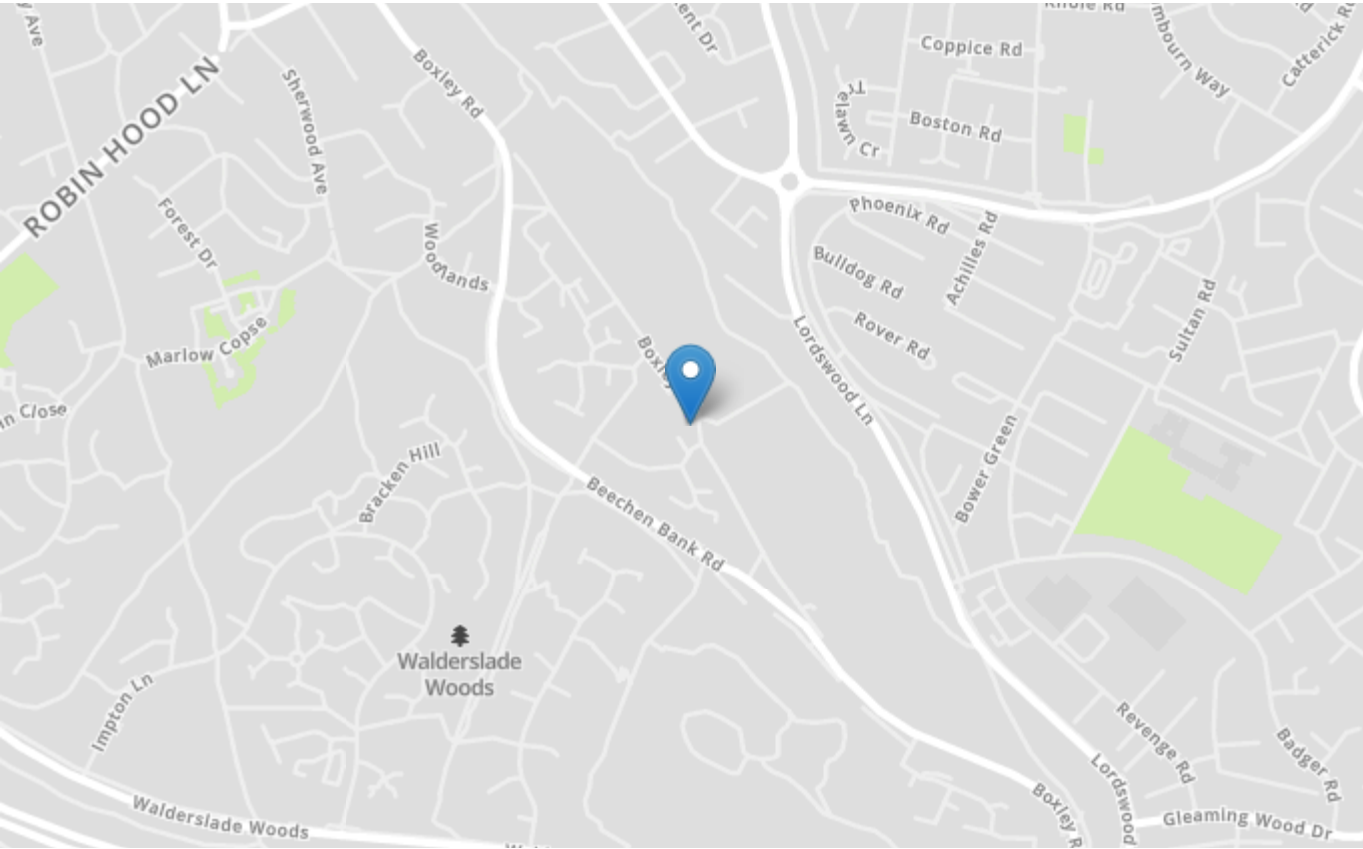
TOTAL FLOOR AREA: 1017 sq.ft. (94.5 sq.m.) approx.


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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Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		76
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F	26	
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Maidstone
Council Tax	Band E

Greyfox Walderslade

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Agent Notes

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