



BOXLEY ROAD



£400,000 Freehold

THE PROPERTY

This Detached Bungalow has so much potential as it is situated on a plot approximately 0.14 acres with the potential to extend subject to relevant planning permissions. It is located in one of the sought after locations in Boxley Road, is within walking distance to Walderslade Village and has good connections to the M2/A2 and M20.

On approaching the property, you have a driveway for 6 cars, leading to the garage, with a front garden that leads to the front door.

On entering, you are welcomed to a spacious entrance hallway and there is a good size lounge which is great to chill and unwind with family and friends. It has the added benefit of three double bedrooms, a family bathroom, modern fitted kitchen with a variety of fitted wall and base units, integrated induction hob and oven, ample worksurfaces and a breakfast bar.

Moving outside, you will not be disappointed at the great space the garden offers., It is safe for children to play and is ideal for those gatherings with family and friends. There is so much on offer to make good use of and also the summer house is a bonus and can be used as a play room.

We highly recommend a viewing, please call the Sales Team for further details.





Living Room

15' 2" x 12' 6" (4.62m x 3.81m)

Bedroom 1

11' 1" x 11' 0" (3.38m x 3.35m)

Bedroom 2

9' 6" x 9' 5" (2.90m x 2.87m)

Bedroom 3

10' 9" x 9' 7" (3.28m x 2.92m)

Bathroom

Kitchen

10' 8" x 8' 5" (3.25m x 2.57m)

Sun Room

9' 6" x 5' 11" (2.90m x 1.80m)

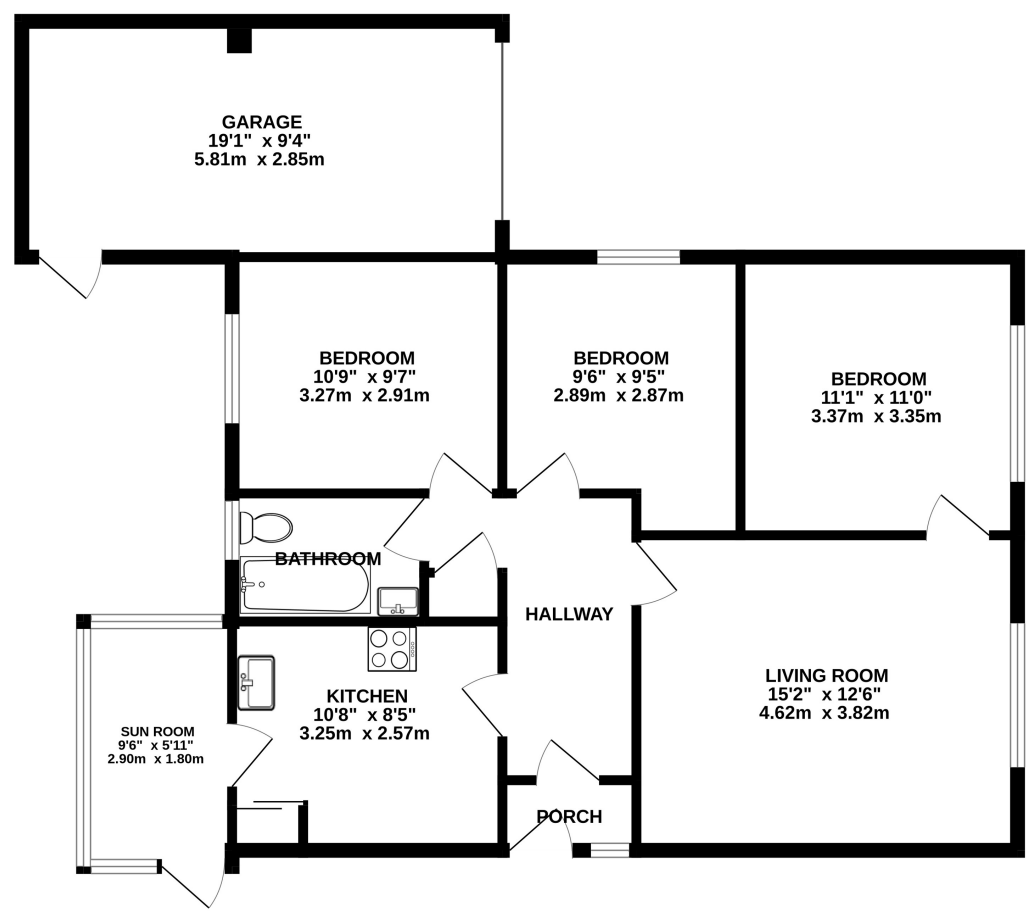
Garage

19' 1" x 9' 4" (5.82m x 2.84m)



BOXLEY ROAD, CHATHAM, KENT, ME5 9LF

GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 D



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

From Bluebell Hill, at Lord Lees Roundabout, take the 3rd exit and keep left. At the roundabout, take the 3rd exit onto Walderslade Woods/A2045. Turn left towards Taddington Wood Lane. Merge onto Taddington Wood Lane. Continue onto Robin Hood Lane and turn left to stay on Robin Hood Lane. Turn right to stay on Robin Hood Lane. At the roundabout, take the 2nd exit onto Boxley Road and the destination will be on the right.

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Greyfox Prestige Walderslade

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