



BLACKTHORN AVENUE



£400,000 Freehold

THE PROPERTY

Guide Price £400,000 - £425,000

Being offered with no forward chain is this outstanding two double bedroom extended bungalow. The current owner has presented and maintained throughout. Situated in one of the popular locations and being close to local amenities.

On entering you are welcomed to a spacious entrance hall, which continues through to two double bedrooms, a modern fitted shower room and a great size lounge which is a lovely space to unwind and chill in. This continues through to a great size dining room with French doors leading out to the enclosed rear garden. The kitchen offers a range of fitted wall and base units, ample work surfaces and a host of integrated appliances which include: fridge/ freezer, dishwasher, oven & hob with extractor over and a modern tiled splash back.

Moving outside if you are looking for a garden with low maintenance in mind then this would be ideal as it has landscaped pavements and side access leading to the front, also being landscaped with block paved driveway and garage.

You will not be disappointed, please call the Walderslade Sales Team for further details.





Hallway

Kitchen

13' 9" x 10' 7" (4.19m x 3.23m)

Lounge

17' 4" x 11' 1" (5.28m x 3.38m)

Dining Room

11' 2" x 11' 1" (3.40m x 3.38m)

Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

Bedroom 1

13' 9" x 8' 2" (4.19m x 2.49m)

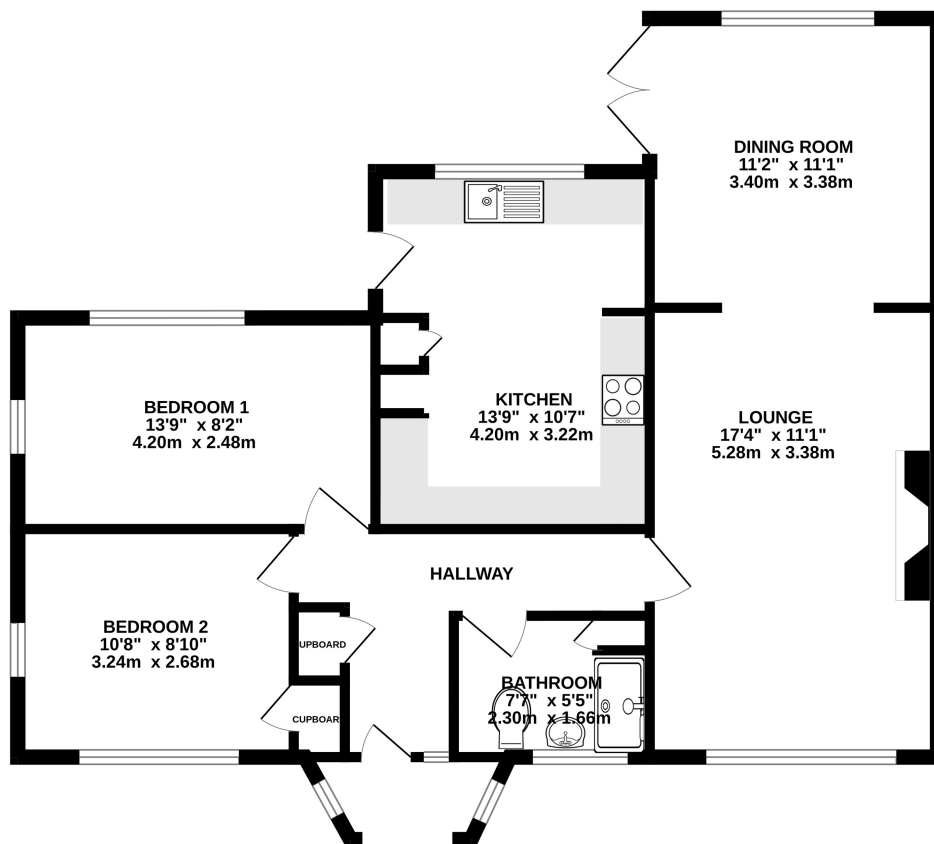
Bedroom 2

10' 8" x 8' 10" (3.25m x 2.69m)



BLACKTHORN AVENUE, WALDESLADE, CHATHAM, KENT, ME5 8ED


GROUND FLOOR
799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 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

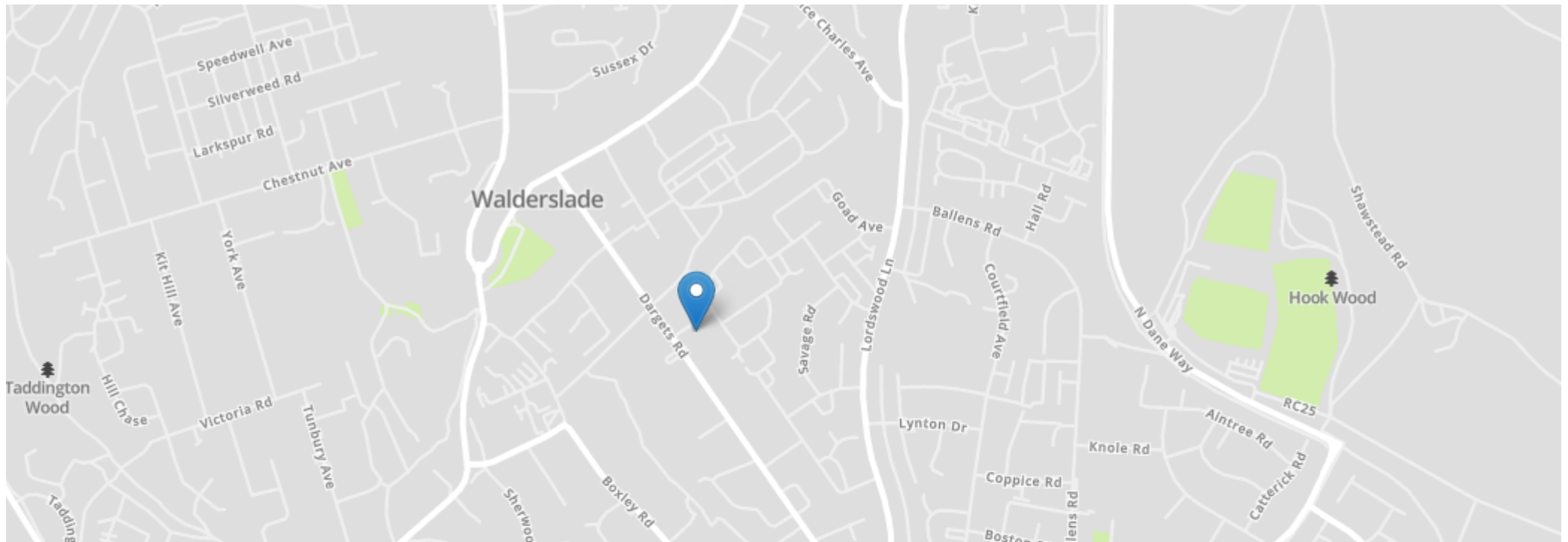
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 Walderslade Village, head south towards Walderslade Road and turn left onto Walderslade Road. Turn right to stay on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. Turn right onto Dargets Road. Turn left onto Blackthorn Avenue and the property will be on the right.

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Greyfox Prestige Walderslade

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