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CHESTNUT AVENUE

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Guide Price £450,000 Freehold

THE PROPERTY

Guide price of £450,000 to £475,000. Located in one of the popular areas within Walderslade is this three/four-bedroom semi-detached property which would make the prefect home for the growing family. The property has been well maintained and presented throughout, you will not be disappointed.

To the ground floor there is an entrance hall which continues through to a good sized lounge, an additional reception room which could be utilised as the fourth bedroom, and open plan kitchen/diner. The modern fitted kitchen offers a variety of fitted units, ample work surfaces and offers a host of integrated appliances, including a dishwasher, fridge freezer, double oven and hob. This is a great space for family gatherings and entertaining.

Continuing upstairs there is there good sized bedroom with family bathroom including a modern suite with twin build in wash hand basin.

Moving outside you will be impressed with this lovely garden which is mainly laid to lawn with some artificial grass with decked area, a cabin with lighting and power which is an addition to the house which could make a great office, outside bar or gym, a plunge pool and a driveway to the front.

This is a great family home and not to be missed, please call the sales team for further details.

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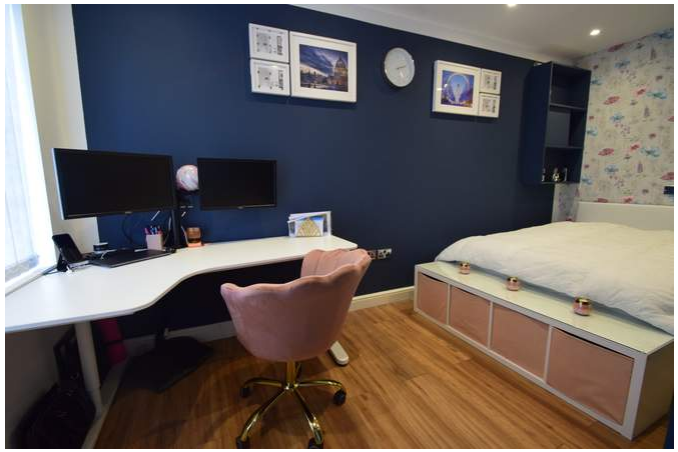

Entrance hall

Lounge
13' 6" x 12' 0" (4.11m x 3.66m) 13' 6" x 12' 0" (4.11m x 3.66m)

Office/fourth bedroom
15' 4" x 6' 8" (4.67m x 2.03m) 15' 4" x 6' 8" (4.67m x 2.03m)

Kitchen/diner
22' 5" x 17' 0" (6.83m x 5.18m)

Bedroom one
12' 2" x 11' 4" (3.71m x 3.45m)

Bedroom two
11' 5" x 11' 5" (3.48m x 3.48m)

Bedroom three
9' 8" x 7' 3" (2.95m x 2.21m)

Bathroom
11' 4" x 6' 4" (3.45m x 1.93m)

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CHESTNUT AVENUE, CHATHAM, KENT, ME5 9BG

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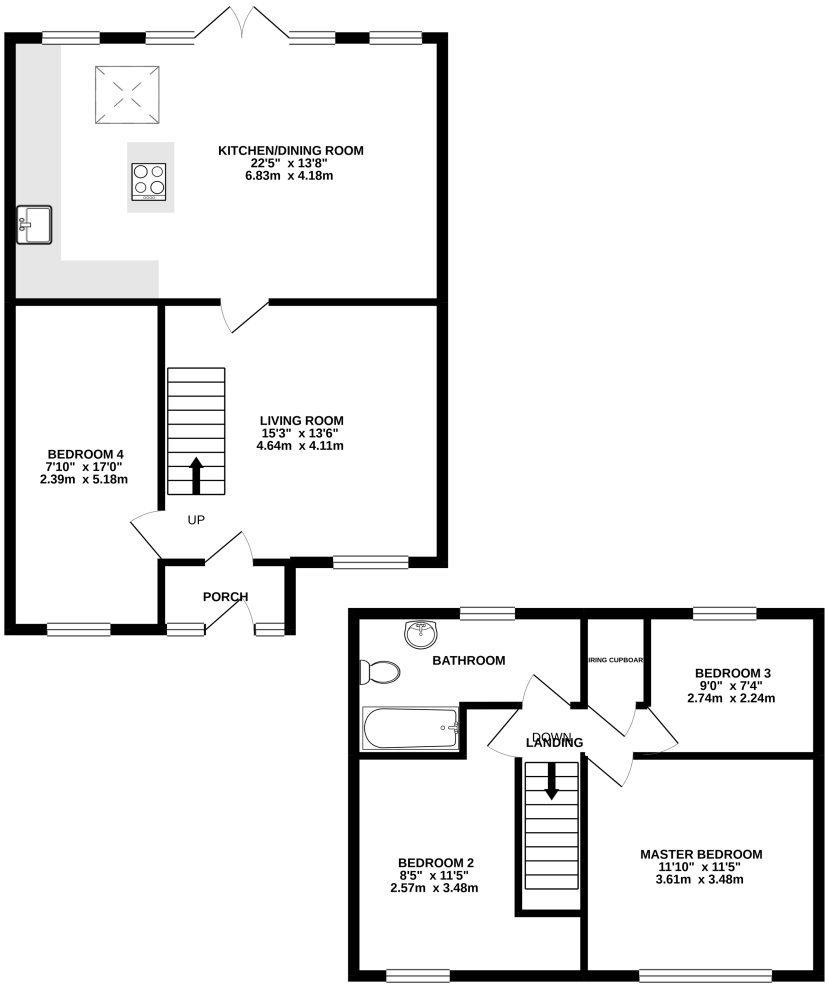
GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) appr



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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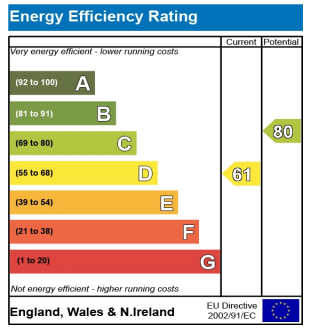
EFFICIENCY RATINGS



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.

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SITUATION

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

DIRECTIONS

At junction 3 of the M2 turn right at the traffic lights and continue along to the roundabout. Take first exit on the roundabout onto Robin hood Lane and follow down to the mini round about. Take the first exit onto Walderslade Road and take the first left turn onto Chestnut avenue.

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