



FALKLAND PLACE



£400,000 Freehold

THE PROPERTY

£400,000 - £425,000

This beautifully presented family home is located in a popular cul-de-sac position within Walderslade Woods. The property benefits from being situated on a corner plot with potential to extend subject to relevant planning permission.

The ground floor comprises of entrance hall, WC, good size lounge to the rear aspect with french doors opening onto the private enclosed garden. The kitchen/diner has a range of wall and floor cupboards with a host of integrated appliances to include: double oven, gas hob, fridge/freezer, dishwasher and washing machine. Also includes French doors which open onto the terrace.

Upstairs you are welcomed to three bedrooms, two of which are doubles, and a modern fitted bathroom.

Moving outside you will be pleasantly surprised as it offers a good size garden which is mainly laid to lawn with patio seating area. This is a great space to chill and unwind with family and friends. There is access to the garage from the rear garden. The garage benefits from power and light. Also has gated side access leading to the blocked paved driveway to accommodate multiple cars.

Must be viewed to fully appreciate. Please call the Walderslade Sales Team for further details.



FALKLAND PLACE, WALDESLADE, CHATHAM, KENT, ME5 9HR



Lounge

14' 1" x 11' 11" (4.29m x 3.63m)

Kitchen/Dining Room

15' 3" x 10' 11" (4.65m x 3.33m)

WC

Bedroom 1

12' 2" x 8' 7" (3.71m x 2.62m)

Bedroom 2

3' 2" x 9' 3" (0.97m x 2.82m)

Bathroom

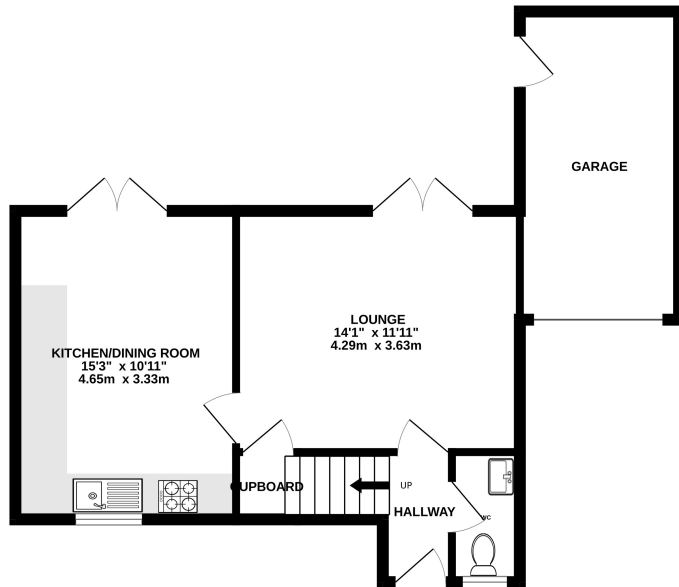
Bedroom 3

9' 6" x 6' 2" (2.90m x 1.88m)

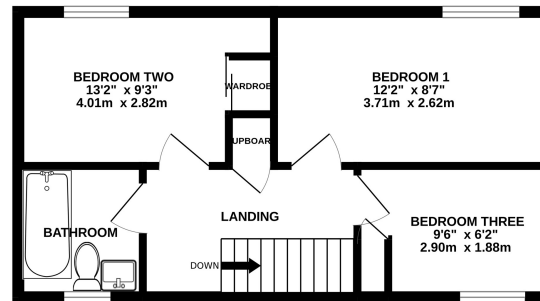


FALKLAND PLACE, WALDESLADE, CHATHAM, KENT, ME5 9HR

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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.
Made with Metropix ©2025

EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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

Tonbridge & Malling
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-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Turn left onto Tunbury Avenue. Turn left onto Tunbury Avenue. Turn left onto Falkland Place and the property will be on the left.

FALKLAND PLACE, WALDESLADE, CHATHAM, KENT, ME5 9HR



Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR

Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

greyfox.co.uk/greyfox-prestige