



Three Bedroom Semi-Detached House  
Papion Grove, Walderslade Woods, Chatham, Kent, ME5 9BS

Guide price £300,000  
Freehold

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### Description

\*\* Guide Price £300,000 - £325,000\*\*

No chain, great location for M2/M20 links and situated in a popular area of Walderslade Woods. The property comprises of: entrance lobby which leads to a spacious open plan lounge/dining room area with the kitchen to the rear aspect. A good addition to the living space is the snug/home office, formerly the garage. Upstairs are three good size bedrooms and a bathroom which has the potential to add in a shower as well as the bath. The rear garden is on a level plot mainly laid to lawn and there is ample parking to the driveway. The property lends itself to further improvements. Please call Greyfox Sales & Lettings Walderslade to arrange a viewing slot.

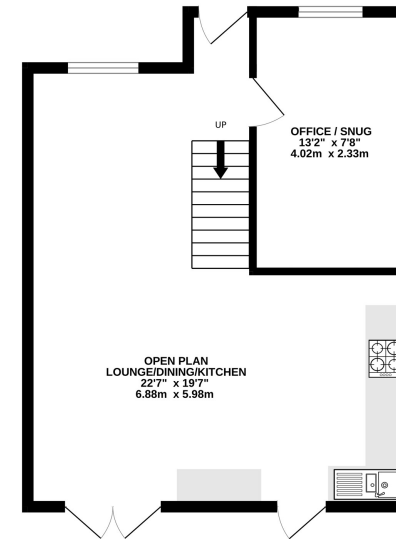
### Key Features

- No Chain
- Semi Detached House
- Three Bedrooms
- Walderslade Woods
- Open Plan Living Space
- Driveway for 2+ Vehicles
- Convenient Access for M2/M20 Links
- Garden Measuring Approx. 26ft x 23'5ft

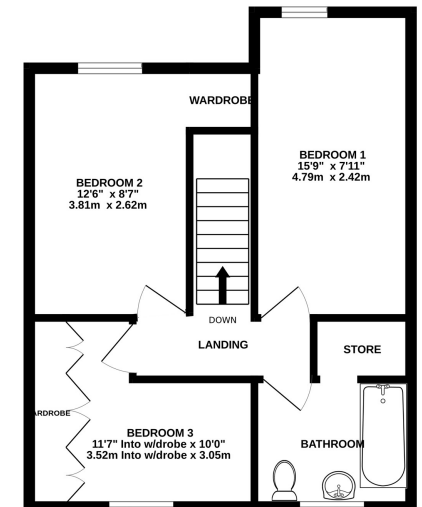
### Local Area

Walderslade Woods is within reach of Tunbury local primary school along with a variety of secondary schools, shopping parades, doctors surgery, dentist and chiropodist. The area offers good transport links

GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.5 sq.m.) approx.

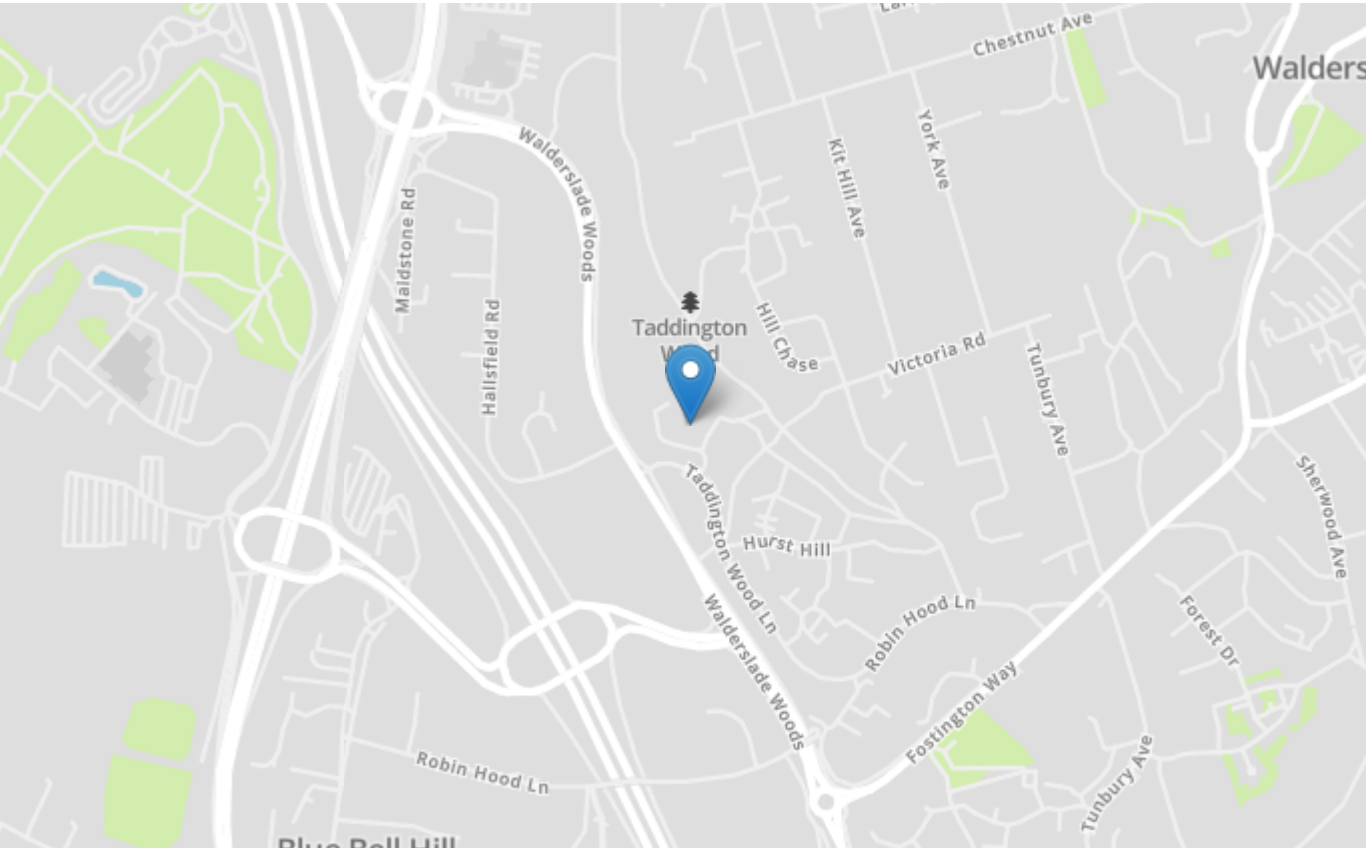
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		71	85
England, Scotland & Wales		EU Directive 2002/91/EC	

<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Tonbridge & Malling
<b>Council Tax</b>	Band D

### Greyfox Walderslade

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#### 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>.