



Three Bedroom Detached House
Galena Close, Chatham, Kent, ME5 9NE

Offers in excess of £365,000
Freehold

Galena Close, Chatham, Kent, ME5 9NE

Offers in excess of £365,000

Freehold

Description

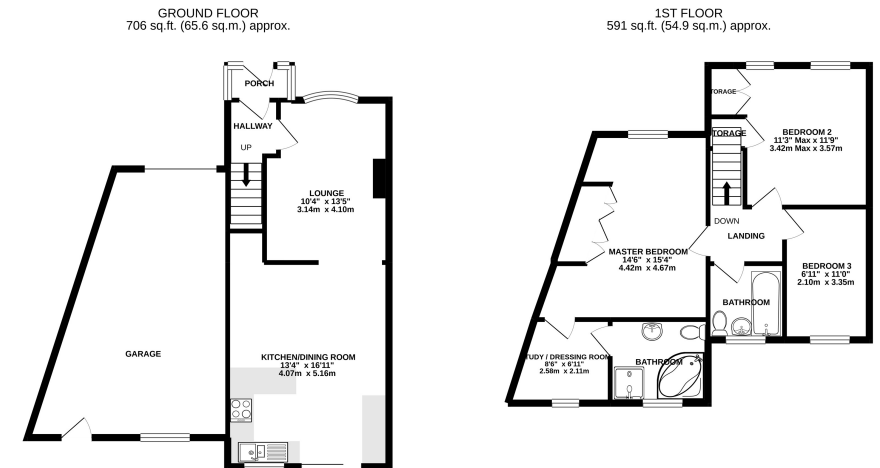
Situated in a popular cul-de-sac in Walderslade woods area. This property has been in the family for many years and is being sold with no onward chain. With some updating this extended three bedroom house would make a lovely long term family home. Accommodation comprises: Entrance porch, kitchen / breakfast room and a lounge with a bow window to the front and a fireplace. Upstairs has been extended over the garage to provide three double bedrooms, one of which has a dressing room / nursery leading off to an en-suite. There is also a family bathroom. There is an enclosed rear garden, and to the rear of the garage is a utility area for a washing machine / dryer. The boiler is also housed in the garage. There is additional parking in the form of a driveway.

Key Features

- Three bedroom detached
- Extended
- No chain
- Walderslade woods
- Ensuite
- Dressing room / Nursery
- Driveway and Garage
- Garden

Local Area

Walderslade Woods is within reach of local primary and secondary schools, shopping parades, doctors surgery, dentist and chiropodist. The area offers good transport links to the A2/M2 M20 and M25. It is close to Chatham and Maidstone town centres as well as railways links. Ebbsfleet International is approximately 15 minutes away by car.

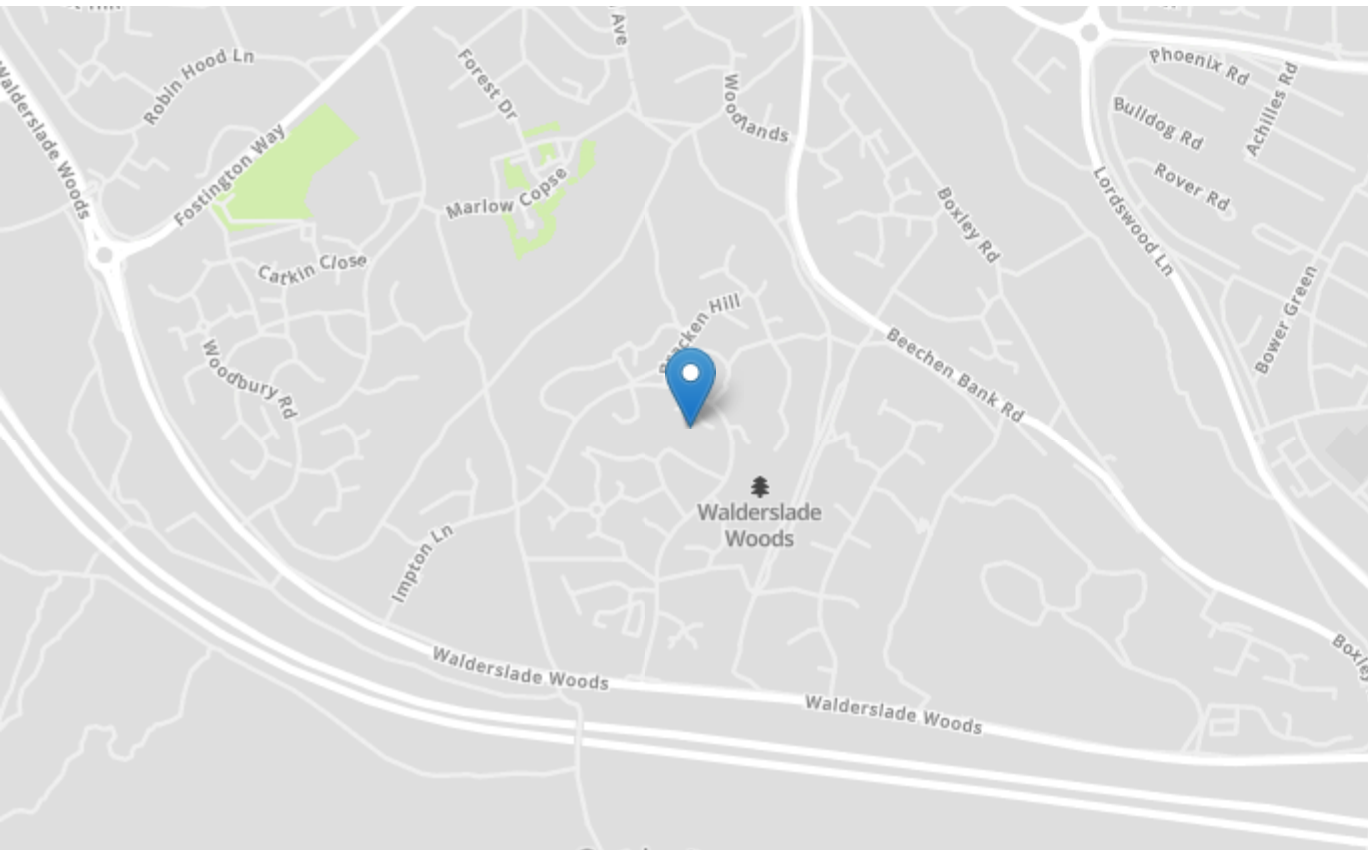



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 ©2021



Property Location

Galena Close, Chatham, Kent, ME5 9NE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		78
(55 to 68)	D	62	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Maidstone Borough council
Council Tax	Band C

Greyfox Walderslade

Unit 2, Thetford House
Walderslade Village Centre
Walderslade Road
Chatham
Kent
ME5 9LR
Tel: 01634 672227 Email:
walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
Rainham
Kent
ME8 7HS
Tel: 01634 377737 Email:
rainham@greyfox.co.uk

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>.