



HIGHGROVE ROAD



£495,000 Freehold

THE PROPERTY

We are pleased to present this four bedroom detached family home. You will immediately notice on approaching there is no problem with parking, and with the added benefit a double garage providing further parking alternatively can be used for additional storage space. (Could be converted into additional rooms subject to relevant planning permissions).

This lovely home comprises of entrance hallway, downstairs cloakroom, great size lounge with feature fire and surround, French doors leading into the dining room or family room with French doors overlooking the enclosed rear garden.

When entering the Kitchen / breakfast room you will be pleasantly surprised as it offers a great space for entertaining family and friends. You will notice how light and airy this space is as its fitted with opening Velux windows and door leading to the rear garden. Also another bonus being access to the garage. The kitchen consists of a variety of fitted units with the unit doors being solid oak, ample worksurfaces and appliances to include integrated dishwasher, six burner style range cooker, with double oven and extractor over. Separate utility and storage area. The property also benefits from a new boiler fitted in May 2022.

Moving upstairs you have two double bedrooms and two single bedrooms, all with fitted wardrobes and a good size family bathroom with shower over bath.

Externally the owners have maintained and presented the front and rear south facing garden with low maintenance in mind, with a large patio area, mainly laid to lawn, including a large 16ft long shed to remain with parking to the front and double garage which offers overhead storage loft space .

Please contact the sales team for further details.

Council Tax Band E, Local Authority - Medway Council



HIGHGROVE ROAD, CHATHAM, KENT, ME5 7SF



Entrance Hallway

WC

Lounge

16' 10" x 13' 2" (5.13m x 4.01m)

Dining room

12' 3" x 9' 1" (3.73m x 2.77m)

Kitchen / Breakfast room

25' 9" x 13' 1" (7.85m x 3.99m)

Utility Room

Bedroom 1

12' 2" x 9' 5" (3.71m x 2.90m)

Bedroom 2

10' 9" x 9' 6" (3.28m x 2.90m)



Bedroom 3

8' 6" x 6' 9" (2.59m x 2.06m)

Bedroom 4

7' 1" x 7' 7" (2.16m x 2.31m)

Bathroom

8' 9" x 6' 2" (2.67m x 1.88m)

Double Garage

19' 5" x 17' 8" (5.92m x 5.38m)

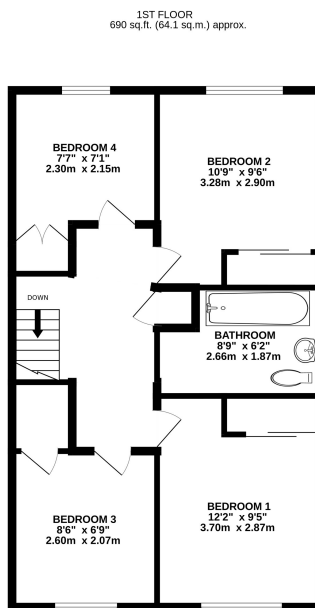
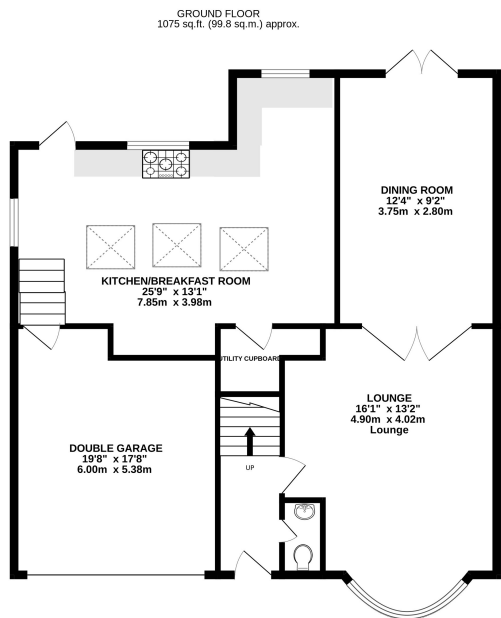
Garden

65' 0" x 50' 0" (19.81m x 15.24m)





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TOTAL FLOOR AREA: 1205 sq.ft. (112sq.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.

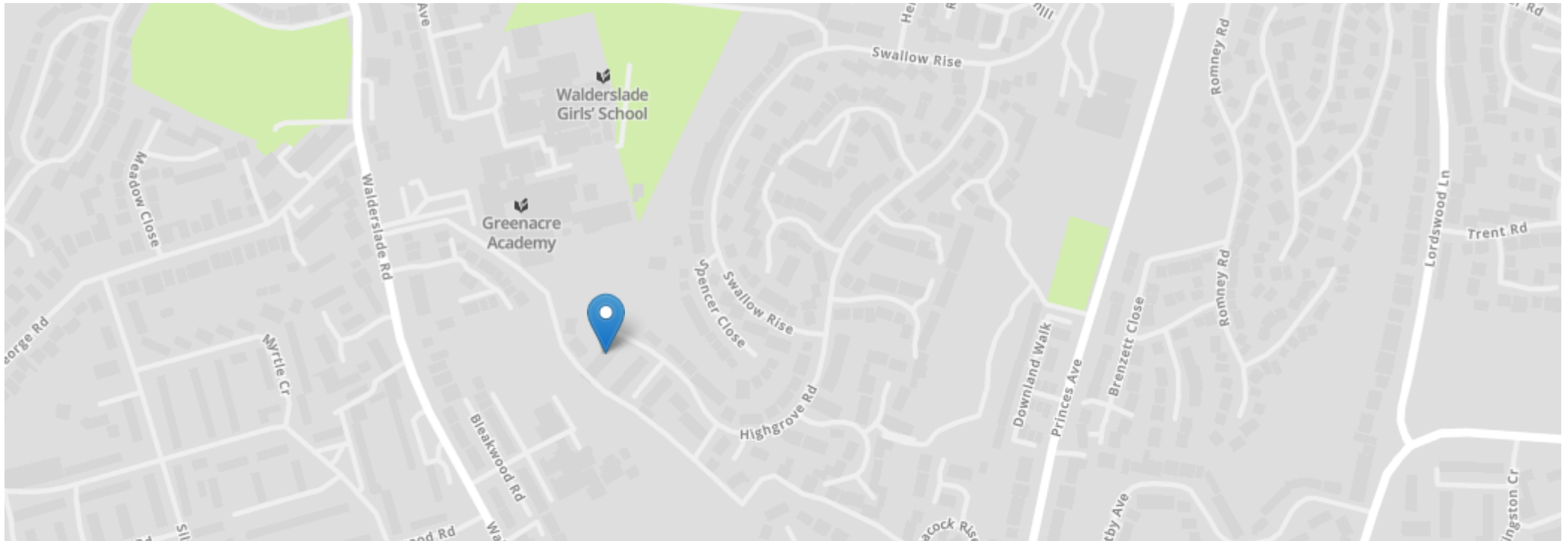
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EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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>.



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 Eurostar

DIRECTIONS

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Greyfox Prestige Walderslade

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