



MAGPIE HALL ROAD







Guide Price £370,000 Freehold

## THE PROPERTY

Guide Price £370,000 - £380,000

This extended family home has been transformed by the current vendors to provide a truly spacious and welcoming family home. Some of the improvements include replacement windows and doors and the creation of an ensuite to the main bedroom. Situated on an established road with great views over Coney Bank, popular for walks.

The storm porch leads into the hallway off of which is a lounge to the front aspect with an art nouveau style feature fireplace. The kitchen dining room is to the rear with ample space for a further sitting area. Patio doors open out onto the garden.

To the first floor is the main bedroom with views to the front and a recently fitted ensuite with a double shower cubicle. Also to this floor is a further bedroom and family bathroom. Moving up to the top floor, there are two further bedrooms.

The rear garden is of a great size for entertaining family and friends with side access and rear access to the double garage which is accessed via a private road. In addition to the garage is a driveway to the front for 2 vehicles.

Overall this property is substantial and has a lot to offer.

Must be viewed.



MAGPIE HALL ROAD, CHATHAM, KENT, ME4 5XQ



**Entrance Hall**

**Lounge**

15' 0" x 10' 10" (4.57m x 3.30m)

**Kitchen**

17' 5" x 7' 6" (5.31m x 2.29m)

**Dining Room**

20' 0" x 9' 1" (6.10m x 2.77m)

**Bathroom**

7' 0" x 6' 10" (2.13m x 2.08m)

**Bedroom 1**

14' 10" x 11' 0" (4.52m x 3.35m)

**Bedroom 2**

11' 3" x 10' 4" (3.43m x 3.15m)



**Ensuite**

5' 4" x 5' 4" (1.63m x 1.63m)

**Bedroom 3**

11' 11" x 10' 11" (3.63m x 3.33m)

**Bedroom 4**

16' 2" x 11' 3" (4.93m x 3.43m)

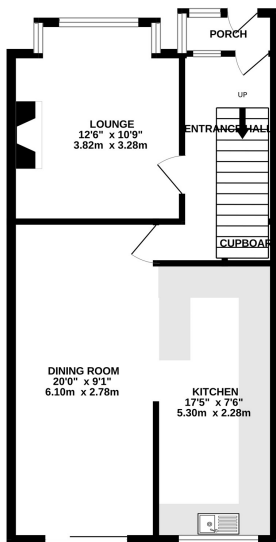




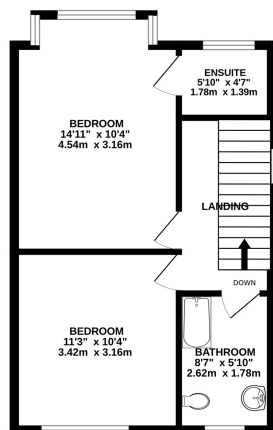


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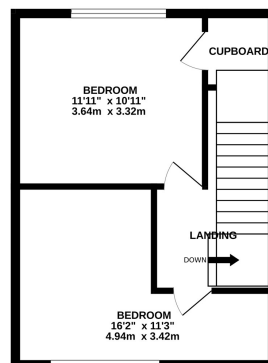
GROUND FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 1295 sq.ft. (120.3 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

Medway

Band E





## SITUATION

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral.

## DIRECTIONS

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane and turn right onto Walderslade Village Bypass. Continue onto Walderslade Road and at the roundabout, take the 1st exit and stay on Walderslade Road. After 1.6 miles, turn right onto Magpie Hall Road.

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## Greyfox Prestige Walderslade

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