



POACHERS CLOSE



£550,000 Freehold

## THE PROPERTY

Situated in a quiet location within a cul de sac position, perfect for growing families, deceptive by its appearance, you will be pleasantly surprised by the accommodation on offer.

This lovely home is set across two floors. On entering you are welcomed by a good size entrance hallway leading through to the downstairs office / fifth bedroom, an extended lounge/diner with french doors leading out on to the terrace. This is great room to socialise with family and friends.

The spacious kitchen/breakfast room offers a range of fitted wall and base units with ample worksurfaces/breakfast bar, integrated double oven and hob. With the added benefit of having a separate utility room and access to the integral garage.

Moving upstairs you are welcomed to four good size bedrooms, the premium with an Ensuite shower room.

Externally, there is parking for three cars in addition to an integral garage. The rear garden has been beautifully maintained by the current owners and amongst established trees and shrubs there is a lawn area and a large terrace and summer house providing a perfect al fresco entertaining space.

Internal viewing is a must to appreciate the accommodation on offer. Please call the sales team for further details.





**Entrance Hallway**

**WC**

**Utility room**

**Kitchen**

23' 2" x 7' 6" (7.06m x 2.29m)

**Dining room**

10' 0" x 8' 3" (3.05m x 2.51m)

**Lounge**

26' 4" x 14' 10" (8.03m x 4.52m)

**Study / 5th bedroom**

10' 9" x 8' 4" (3.28m x 2.54m)

**Bedroom 1**

11' 2" x 11' 1" (3.40m x 3.38m)



**Ensuite**

**Bedroom 2**

13' 11" x 8' 7" (4.24m x 2.62m)

**Bedroom 3**

10' 7" x 7' 7" (3.23m x 2.31m)

**Bedroom 4**

7' 8" x 6' 8" (2.34m x 2.03m)

**Garden**

Approx 93' " x 41' 0"

**Summer house**

**Parking**

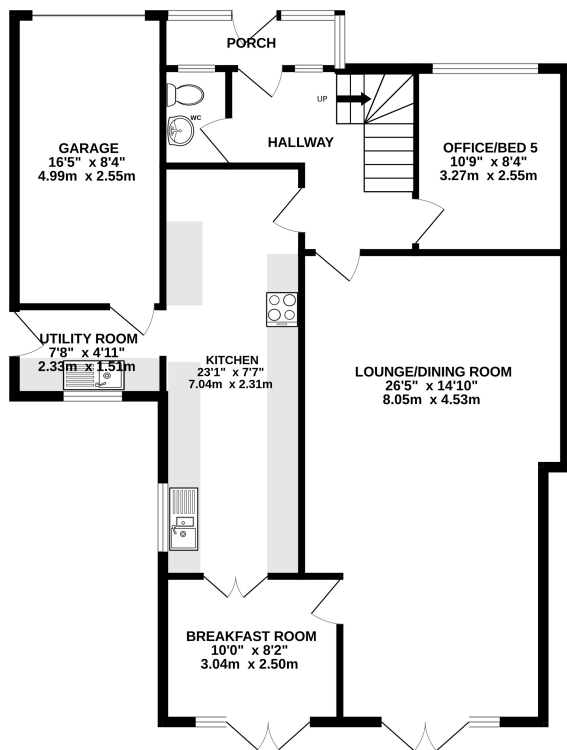
**Garage**



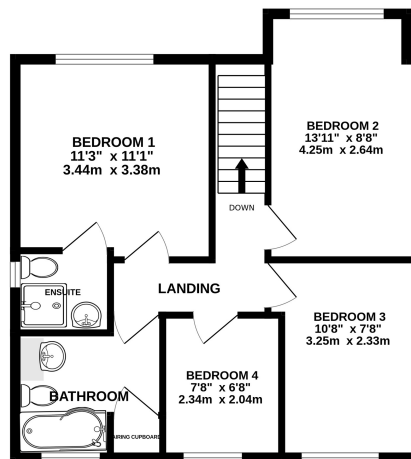


POACHERS CLOSE, WALDESLADE , KENT, ME5 8JF

GROUND FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	72	
(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			
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.

## DIRECTIONS



## Greyfox Prestige Walderslade

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