



GATCOMBE CLOSE







Guide Price £385,000 Freehold

## THE PROPERTY

Guide Price £385,000 - £400,000

Offered to the market for the first time in nearly 40 years is this 3 bedroom detached house in the heart of Walderslade. Nestled down a quiet close, this family home has lots to offer. With schools, shops and transport links on hand, this makes this the perfect home for a growing family.

Entering the home, you are met with a cosy family living room. Leading through you will find the dining room, kitchen and large conservatory which also has a utility area.

The property has benefitted from a modern fitted kitchen and has upgraded to electrics and warm air boiler.

Continuing through into the garden you will find a mature, well manicured garden.

Heading upstairs, you will find 3 bedrooms, 2 doubles, both with air conditioning, and a smaller single. The principal also benefits from an en-suite/wet-room. The family bathroom is also located on this floor.

If you are looking for a detached family home that offers it all, look no further. Call the Greyfox Walderslade Sales Team today.





**Porch**

**Lounge**

12' 9" x 11' 3" (3.89m x 3.43m)

**Kitchen**

9' 6" x 9' 1" (2.90m x 2.77m)

**Dining Room**

12' 10" x 10' 2" (3.91m x 3.10m)

**Conservatory/Utility**

16' 2" x 11' 1" (4.93m x 3.38m)

**Bedroom 1**

13' 3" x 9' 9" (4.04m x 2.97m)

**Bedroom 2**

9' 7" x 9' 7" (2.92m x 2.92m)



**Bedroom 3**

10' 0" x 6' 4" (3.05m x 1.93m)

**Shower Room**

**Ensuite**

**Garage**

13' 3" x 8' 11" (4.04m x 2.72m)



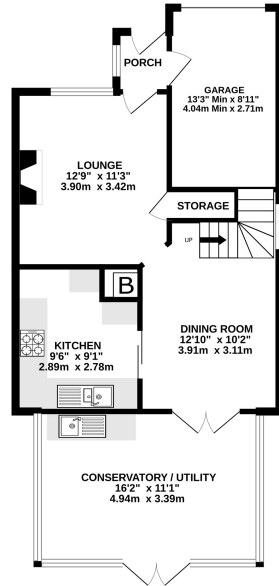




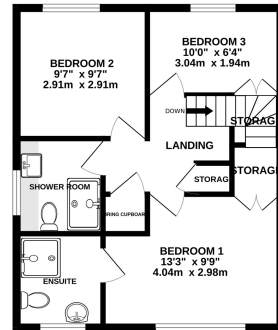
GATCOMBE CLOSE, CHATHAM, KENT, ME5 7RD



GROUND FLOOR  
689 sq.ft. (64.1 sq.m.) approx.



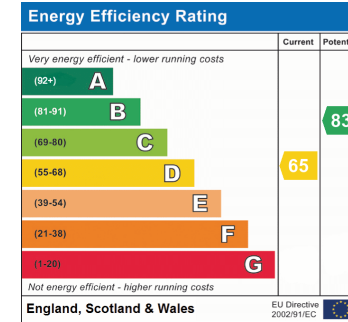
1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.9 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



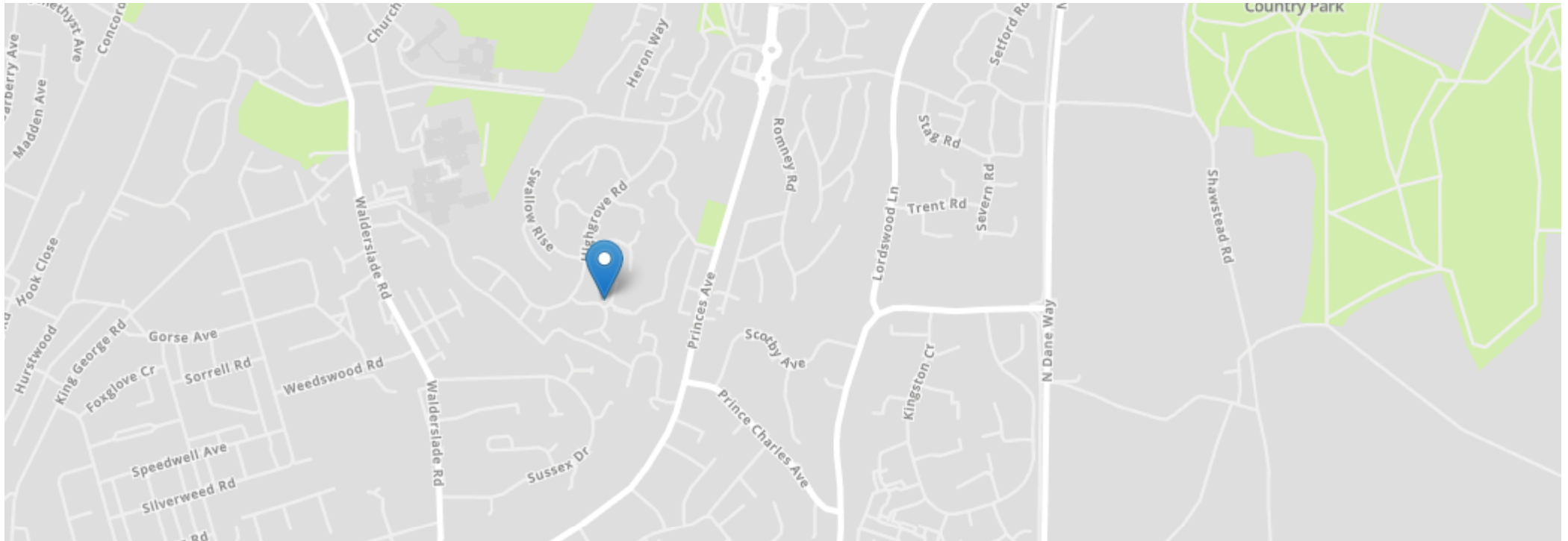
### AGENT NOTES

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 D





## 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 Docksie 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

## DIRECTIONS

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. At the roundabout, take the 1st exit. Continue onto Swallow Rise. Turn left onto Highgrove Road. Turn left onto Gatcombe Close. Turn left to stay on Gatcombe Close and the property will be on the left.

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## Greyfox Prestige Walderslade

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