



WALDESLADE ROAD



Guide Price £550,000 Freehold

## THE PROPERTY

Guide Price £550,000 - £575,000

Being offered with no onward chain is this individually built four/ five bedroom house. You will notice when viewing this lovely family home how versatile the accommodation is and the potential it has to change to separate accommodation as an annexe, subject to relevant planning permission, but also offers great space to work from home if required.

To the ground floor, the property comprises of four good size reception rooms, this to include dining room, study, snug/ fifth bedroom and sitting room which is a lovely light and airy room to relax and chill in. Coming through, you are greeted to a good size kitchen which offers a variety of fitted units and ample worksurfaces, induction hob, two ovens, access to the cellar; also the added benefit of a utility room, downstairs bathroom WC and shower.

Moving upstairs, you are welcomed to four bedrooms. The premium bedroom offers shower, fitted slide wardrobe, extra storage via the eaves, as do another 2 bedrooms, family bathroom with corner bath, hand basin set in pine, vanity unit and separate WC.

Externally the property sits on a good size flat plot and offers great space for children to play and perfect for those family gatherings. The garden is mainly laid to lawn with a frame of forage trees and shrubs. There is also still potential to extend subject to relevant planning permission if required. Also there is no problem with parking as offers plenty of space for multi cars for family and guests when visiting. Also garage and carport which would accommodate parking for motorhome.

Please call the sales team for further details.

Please note we have been advised that underpinning was carried out at the property in the early 1990s. No documentation regarding this is provided.



WALDESLADE ROAD, WALDESLADE, KENT, ME5 0NH



**Porch**

**Dining Room**

12' 2" x 12' 1" (3.71m x 3.68m)

**Study**

12' 3" x 12' 2" (3.73m x 3.71m)

**Lounge**

20' 4" x 12' 3" (6.20m x 3.73m)

**Snug/ Fifth Bedroom**

12' 3" x 12' 2" (3.73m x 3.71m)

**Kitchen**

11' 6" x 10' 10" (3.51m x 3.30m)

**Bathroom**



**Utility Room**

10' 10" x 6' 5" (3.30m x 1.96m)

**WC**

**Cellar**

17' 0" x 11' 11" (5.18m x 3.63m)

**Bedroom 1**

15' 11" x 12' 2" (4.85m x 3.71m)

**Bedroom 2**

12' 3" x 11' 11" (3.73m x 3.63m)

**Bedroom 3**

10' 10" x 8' 10" (3.30m x 2.69m)

**Bedroom 4**

10' 10" x 8' 9" (3.30m x 2.67m)

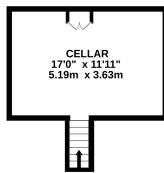


**Bathroom**

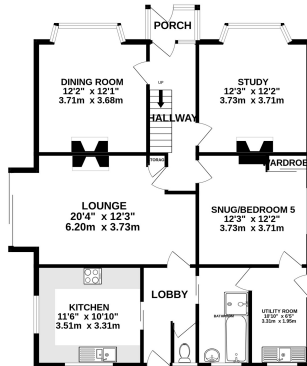


WALDESLADE ROAD, WALDESLADE, KENT, ME5 0NH

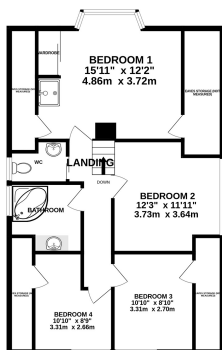
BASEMENT  
217 sq ft. (20.2 sq m.) approx.



GROUND FLOOR  
1244 sq ft. (115.8 sq m.) approx.



1ST FLOOR  
829 sq ft. (77.0 sq m.) approx.

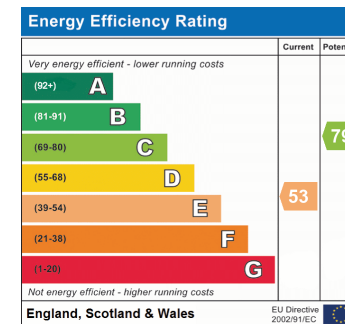


TOTAL FLOOR AREA : 2290 sq.ft. (212.7 sq.m.) approx.

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 ©2024

## EFFICIENCY RATINGS



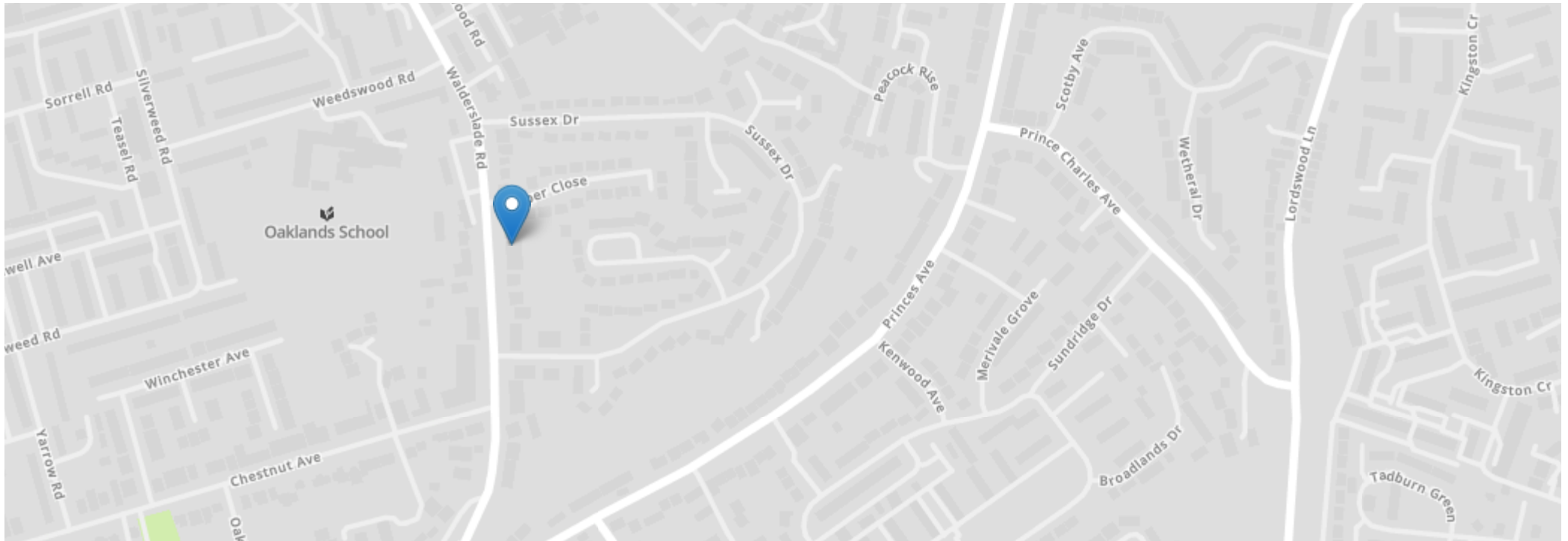
### AGENT NOTES

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 E



## 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.

## DIRECTIONS

Head south-east on Walderslade Road for 0.1 miles. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. After 338ft take the 1st exit at the roundabout and stay on Walderslade Road, where the destination will be on your right.

WALDESLADE ROAD, WALDESLADE, KENT, ME5 0NH



## Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR  
Sales: 01634 757027 | Lettings: 01634 865595 | Email: [walderslade@greyfox.co.uk](mailto:walderslade@greyfox.co.uk)

[greyfox.co.uk/greyfox-prestige](https://greyfox.co.uk/greyfox-prestige)