



FELDSPAR CLOSE



£600,000 Freehold

THE PROPERTY

£600,000 - £625,000

We are pleased to present to the market this swiss style four bedroom detached house set in a quiet sought after location, close to the Walderslade Village amenities and Walderslade Woods. This house will make a great family home.

The property benefits from a spacious entrance hall, WC, good size lounge with the double aspect window and sliding doors leading to the conservatory. The kitchen/diner is a great space for those family gatherings and entertaining. Also has the added benefit of the utility room. There is a good size conservatory overlooking the private garden, this is ideal for space as a family room or as an extension of the garden to entertain.

Moving upstairs you have four bedrooms, three of which are doubles and the principal with ensuite shower room. Also includes the family bathroom.

Moving outside you have double gates leading to the driveway and access to the rear private garden which is a great size, mainly laid to lawn, with large patio area which is ideal for BBQs in the summer.



FELDSPAR CLOSE, WALDESLADE WOODS, CHATHAM, KENT, ME5 9LE



Entrance Hall

Lounge

23' 5" x 11' 10" (7.14m x 3.61m)

Kitchen

9' 4" x 8' 11" (2.84m x 2.72m)

Dining Room

13' 7" x 11' 6" (4.14m x 3.51m)

Utility Room

9' 3" x 6' 0" (2.82m x 1.83m)

Conservatory

29' 5" x 9' 5" (8.97m x 2.87m)

Bedroom 1

12' 6" x 12' 6" (3.81m x 3.81m)

Ensuite

Bedroom 2

15' 9" x 7' 4" (4.80m x 2.24m)

Bedroom 3

11' 6" x 10' 11" (3.51m x 3.33m)

Bedroom 4

9' 7" x 7' 3" (2.92m x 2.21m)

Bathroom

7' 9" x 6' 7" (2.36m x 2.01m)

Bedroom 5

16' 8" x 6' 6" (5.08m x 1.98m)

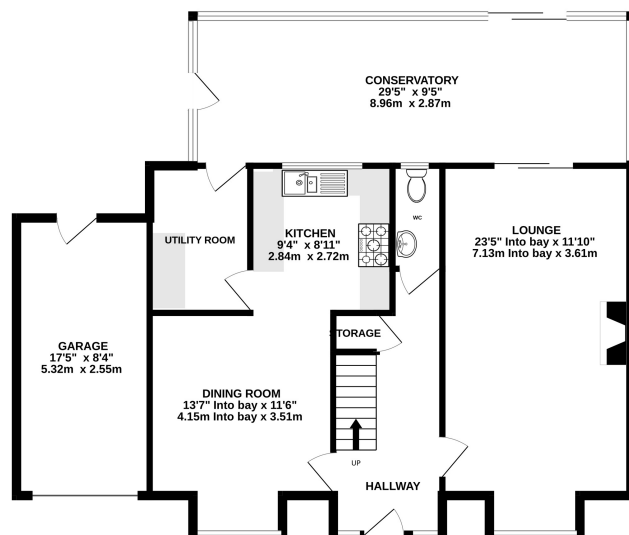
Garage

17' 5" x 8' 4" (5.31m x 2.54m)

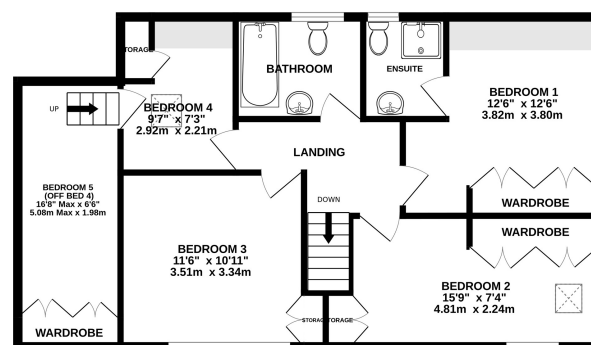


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GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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 is given 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+)	A		
(81-91)	B		8
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

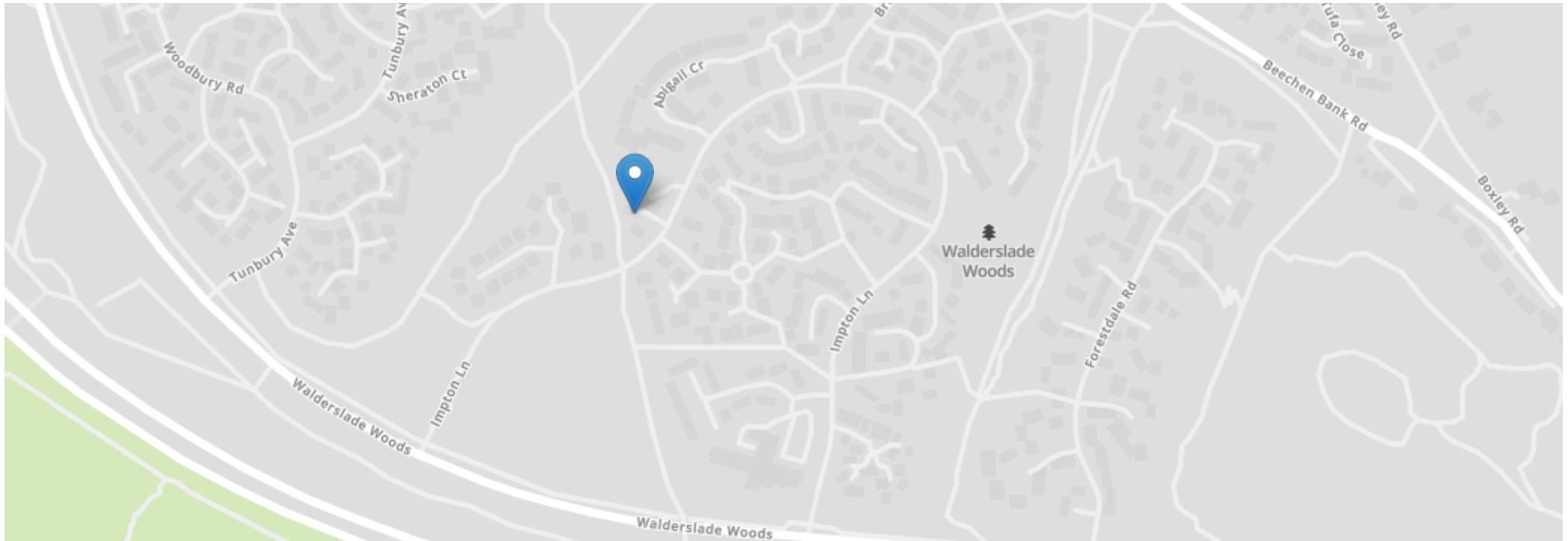
AGENT NOTES

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

Maidstone

Band F



SITUATION

Walderslade Woods is within reach of Tunbury local primary school along with a variety of secondary schools, shopping parades, doctors surgery, dentist and chiropodist. The area offers good transport links to the A2/M2 M20 and M25. It is close to Chatham and Maidstone town centres as well as railways links. Ebbsfleet International is approximately 15 minutes away by car.

DIRECTIONS

From Walderslade Village, head south-east on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Continue onto Fostington Way. At the roundabout, take the 1st exit onto Walderslade Woods/A2045. Turn left onto Impton Lane and turn left onto Feldspar Close.

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Greyfox Prestige Walderslade

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