



BRONINGTON CLOSE



Guide Price £450,000 Freehold

## THE PROPERTY

Guide Price £450,000 - £475,000

Excellent family home offering spacious accommodation. Tucked away in a corner position and located in the sought after area of Princes Park with local amenities and schools in close proximity. There is a neatly presented front garden and driveway leading to this extended property.

Accommodation comprises: entrance lobby with a handy downstairs cloakroom and stairs to first floor. The lounge has a peaceful ambience with a fireplace and coal effect fire. Leading off of the lounge is a dining room with Georgian style bow window to the front aspect. The kitchen has a range of cupboards and work surfaces with space for appliances. The conservatory is flooded with light and overlooks the picturesque garden. The extended portion of the house has an inner lobby and study/home office, ideal for those requiring a private place for home working with plenty of room for office furniture and storage. Upstairs are four bedrooms, all of a good size. The main bedroom benefits from an ensuite with a corner shower cubicle. The family bathroom has a bath with shower over.

The vendor has informed us that the Worcester Bosch boiler was installed in 2025 and is still under guarantee for several years.

The rear garden is secluded and beautifully maintained with a variety of places to sit and relax in. Mainly laid to lawn and on a level plot, ideal for children and pets. There is a larger than average driveway that can accommodate 3 vehicles. The garage has an electronic door, power and light.

This exceptional property must be viewed.





**Entrance Lobby**

**Office/Study**

12' 3" x 6' 6" (3.73m x 1.98m)

**Downstairs Cloakroom**

6' 5" x 2' 10" (1.96m x 0.86m)

**Lounge**

17' 0" x 13' 3" (5.18m x 4.04m)

**Conservatory**

10' 5" x 7' 6" (3.17m x 2.29m)

**Dining Room**

12' 2" x 8' 4" (3.71m x 2.54m)

**Kitchen**

12' 2" x 8' 2" (3.71m x 2.49m)

**Bedroom 1**

11' 10" x 9' 6" (3.61m x 2.90m)

**Ensuite**

6' 9" x 6' 6" (2.06m x 1.98m)

**Bedroom 2**

16' 2" x 6' 11" (4.93m x 2.11m)

**Bedroom 3**

11' 0" x 9' 6" (3.35m x 2.90m)

**Bedroom 4**

7' 8" x 7' 0" (2.34m x 2.13m)

**Bathroom**

6' 11" x 6' 4" (2.11m x 1.93m)



BRONINGTON CLOSE, PRINCES PARK, CHATHAM, KENT, ME5 7RA

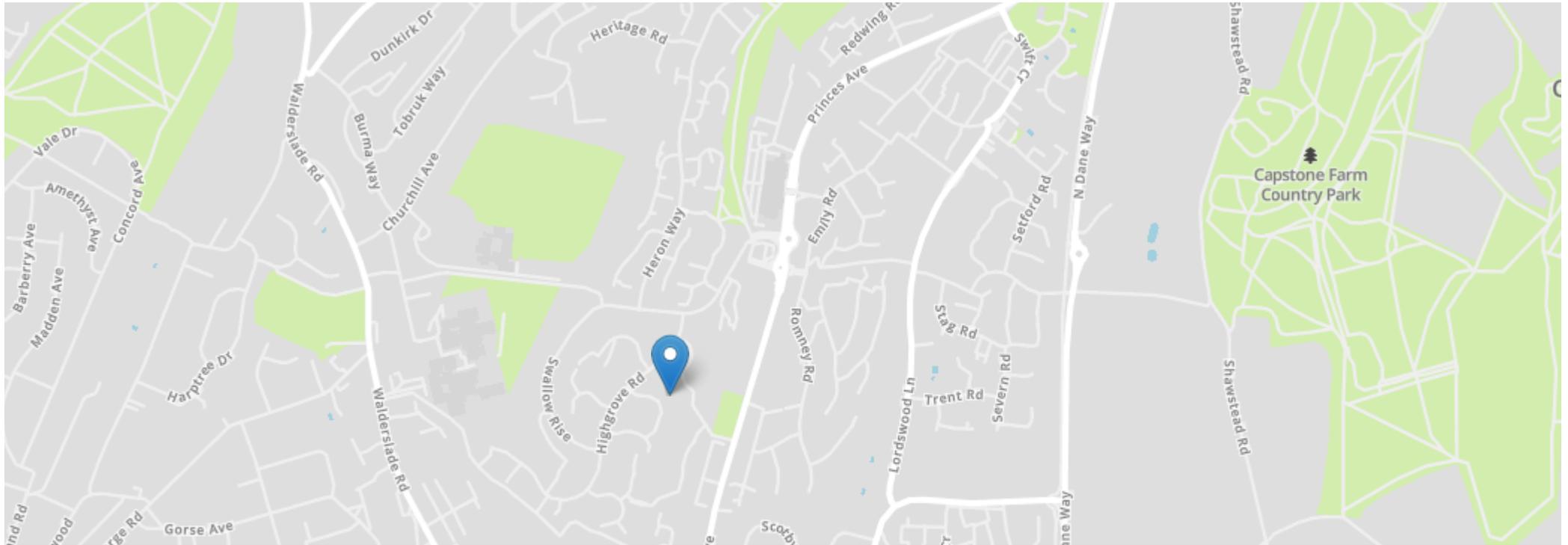
## EFFICIENCY RATINGS

### 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 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, at the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass. 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 Bronington Close and the property will be on the left.

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## Greyfox Prestige Walderslade

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