





Guide Price £425,000 Freehold

## THE PROPERTY

Guide Price £425,000 - £450,000

Superb family home that has been extended by the current vendor and is well presented throughout. Occupying a corner position, the double storey extension provides ample and versatile living accommodation for the growing family and is situated in the popular Wayfield location with local amenities at hand, plus easy access to Chatham town centre and mainline railway station.

From the moment you step through the front door you get the feeling of space from the open plan living room and kitchen. There is an extensive range of units and quartz worksurfaces and a super centre island/ breakfast bar. The conservatory is of a good size and provides access to the garden. Also to the ground floor is the extended multi-functional room with its own secure access and cloakroom, so has the potential to utilise as an annexe subject to a few modifications.

Upstairs are five bedrooms, four of which are of a double size and a family bathroom. The garden has three tiers with a patio area and two lawned areas. Ample parking to the front for several vehicles.



BADER CRESCENT, WAYFIELD, CHATHAM, KENT, ME5 0DJ





**Conservatory**

12' 3" x 10' 8" (3.73m x 3.25m)

**Kitchen/ Living Room**

24' 6" x 15' 5" (7.47m x 4.70m)

**Playroom/ Office**

22' 3" x 9' 8" (6.78m x 2.95m)

**WC**

**Bedroom 1**

11' 6" x 9' 2" (3.51m x 2.79m)

**Bedroom 2**

9' 5" x 8' 9" (2.87m x 2.67m)

**Bedroom 3**

12' 5" x 9' 9" (3.78m x 2.97m)



**Bedroom 4**

9' 7" x 9' 6" (2.92m x 2.90m)

**Bedroom 5**

6' 8" x 6' 4" (2.03m x 1.93m)

**Bathroom**

6' 2" x 5' 5" (1.88m x 1.65m)

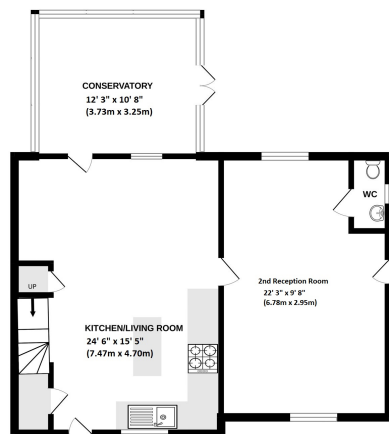




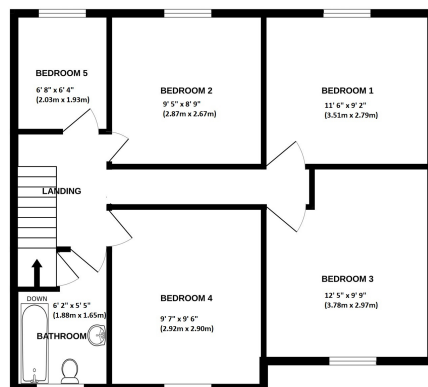


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GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.3 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+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	76	85
	EU Directive 2002/91/EC	

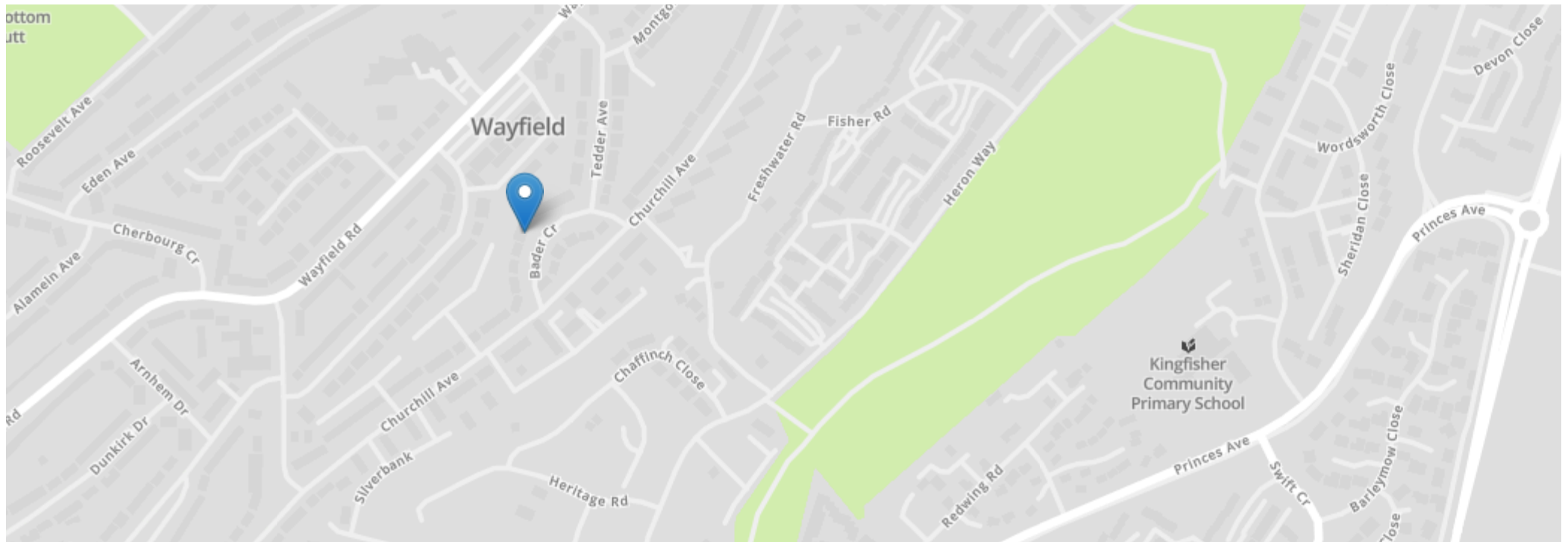
### AGENT NOTES

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>.

### Local Authority

Medway  
Band C





## SITUATION

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral.

## DIRECTIONS

Head-South East on Walderslade Road & turn right onto Churchill Avenue. After 0.5 miles, turn left onto Bader Crescent and the house will be on the left.

BADER CRESCENT, WAYFIELD, CHATHAM, KENT, ME5 0DJ





## Greyfox Prestige Walderslade

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