



FALLOWFIELD



£450,000 Freehold

THE PROPERTY

Immaculately presented throughout. The current vendors have invested a lot of time and resources to create a fantastic family home. Situated in the sought after location of Wayfield on the outskirts of Chatham with access to local shops, schools and amenities.

There is a welcoming porch and bright entrance hall with staircase and glass balustrade. There is a convenient downstairs cloakroom too. The well appointed kitchen includes integral fridge and freezer, integrated microwave, hob and oven with bi-fold doors that open completely to the rear garden, bringing the outside in. Perfect for family and friends get togethers. The garden room is connected to the lounge and has heating for the cooler months and patio doors and windows overlooking the garden.

To the first floor are three bedrooms, all of good size, one of which is currently being used as an excellent office space. The bathroom is contemporary with an amazing triple size walk in shower.

Moving up to the top floor, is the converted loft space providing a tranquil bedroom and dressing area.

The rear garden is decked with raised borders and gazebo with plenty of side access/storage area. The garage has plumbing for washing machine, electronic up and over door and is currently used as a gym space.

Superb property, must be viewed.



**Entrance Hall****Cloakroom**

5' 5" x 3' 4" (1.65m x 1.02m)

Kitchen

10' 4" x 8' 1" (3.15m x 2.46m)

Lounge

19' 2" x 12' 4" (5.84m x 3.76m)

Garden Room

12' 6" x 8' 6" (3.81m x 2.59m)

Bedroom 2

12' 3" x 10' 1" (3.73m x 3.07m)

Bedroom 3

10' 3" x 8' 5" (3.12m x 2.57m)

**Bedroom 4**

9' 1" x 8' 9" (2.77m x 2.67m)

Shower Room

8' 8" x 5' 5" (2.64m x 1.65m)

Loft Bedroom

11' 0" x 7' 9" (3.35m x 2.36m)





FALLOWFIELD, WAYFIELD, CHATHAM, KENT, ME5 0DX

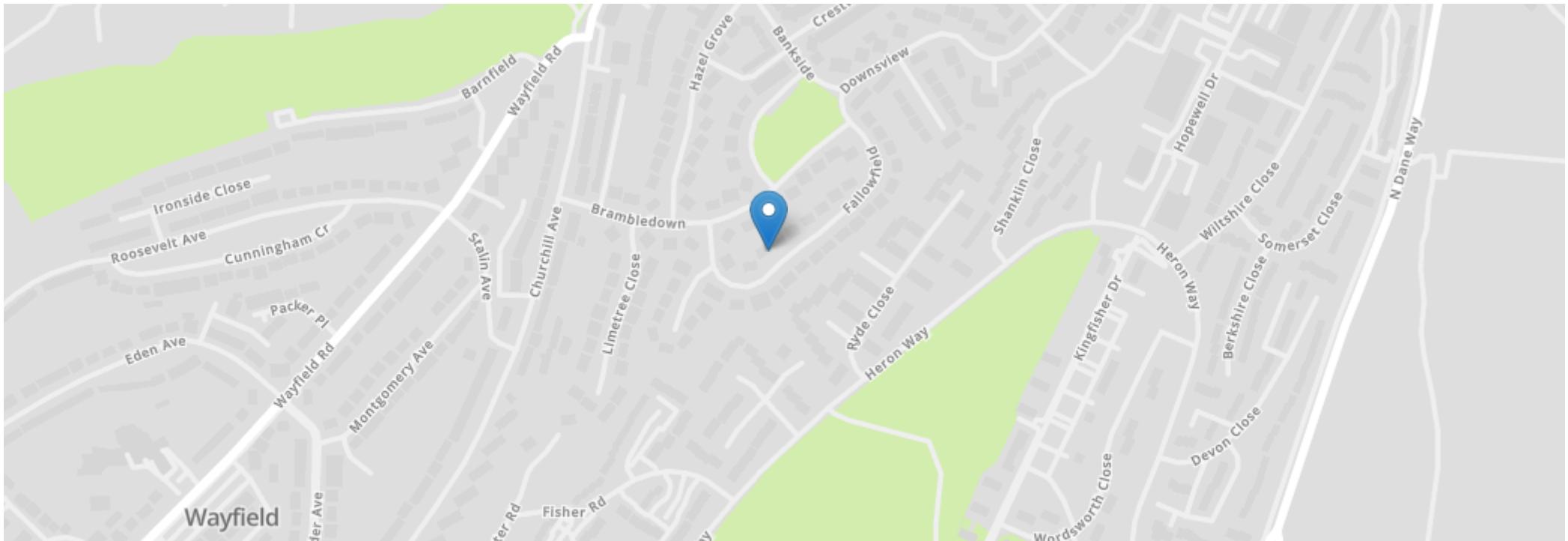
EFFICIENCY RATINGS

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Local Authority

Medway
Band C



SITUATION

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbesfleet 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

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. Continue onto Walderslade Road. Turn right onto Churchill Avenue. Turn right onto Brambledown. Turn right onto Fallowfield and the property will be on the right.



Greyfox Prestige Walderslade

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