



HALLSFIELD ROAD



£500,000 Freehold

THE PROPERTY

Guide Price £500,000 - £550,000.

This individual built Detached Bungalow is situated in one of the sought after locations and offers motorway links for the M2/ M20. When viewing it will be noticeable how deceptive it is from its appearance as the property offers good size accommodation throughout and is situated in a large plot. The property itself comprises of a spacious entrance hall with the benefit of under floor heating, and a modern fitted cloakroom.

There are three double bedrooms, a luxury modern fitted family bathroom with free standing bath, close coupled WC and wash hand basin and a great walk-in double shower.

Continuing through to the spacious lounge there are bifold doors leading out to the raised terrace area overlooking the private garden, a great place to chill and unwind. The dining room is an ideal space for those family gatherings and is open plan to the kitchen, which offers a range of fitted wall and base units with ample worksurfaces, integrated oven and gas hob and dishwasher. You also have the added benefit of the utility room which leads through to the room, which is currently a gym, but would be ideal as an office for those working from home or as a hobby room.

Moving outside, the Bungalow sits on a good size plot which is mainly laid to lawn and is an ideal space for the family to enjoy and great for children to play safely. In addition, this is a great space to entertain with family and friends. Also offers a considerable size garage which is great if you are looking for storage but could also be converted (STPP) if required. To the front you have parking for 3/4 cars.

Viewing is recommended to fully appreciate the versatile accommodation on offer. Please call the Walderslade Greyfox Sales Team today.



HALLSFIELD ROAD, WALDESLADE, CHATHAM, KENT, ME5 9RS



Lounge

19' 0" x 12' 2" (5.79m x 3.71m)

Kitchen

12' 4" x 12' 4" (3.76m x 3.76m)

Utility Room

Gym/ Study

7' 10" x 6' 6" (2.39m x 1.98m)

Dining Room

11' 11" x 10' 0" (3.63m x 3.05m)

Bedroom 1

15' 0" x 11' 1" (4.57m x 3.38m)

Bedroom 2

11' 5" x 10' 10" (3.48m x 3.30m)

Bedroom 3

10' 8" x 10' 0" (3.25m x 3.05m)

Bathroom

12' 4" x 7' 11" (3.76m x 2.41m)

WC

Garage

16' 8" x 11' 9" (5.08m x 3.58m)

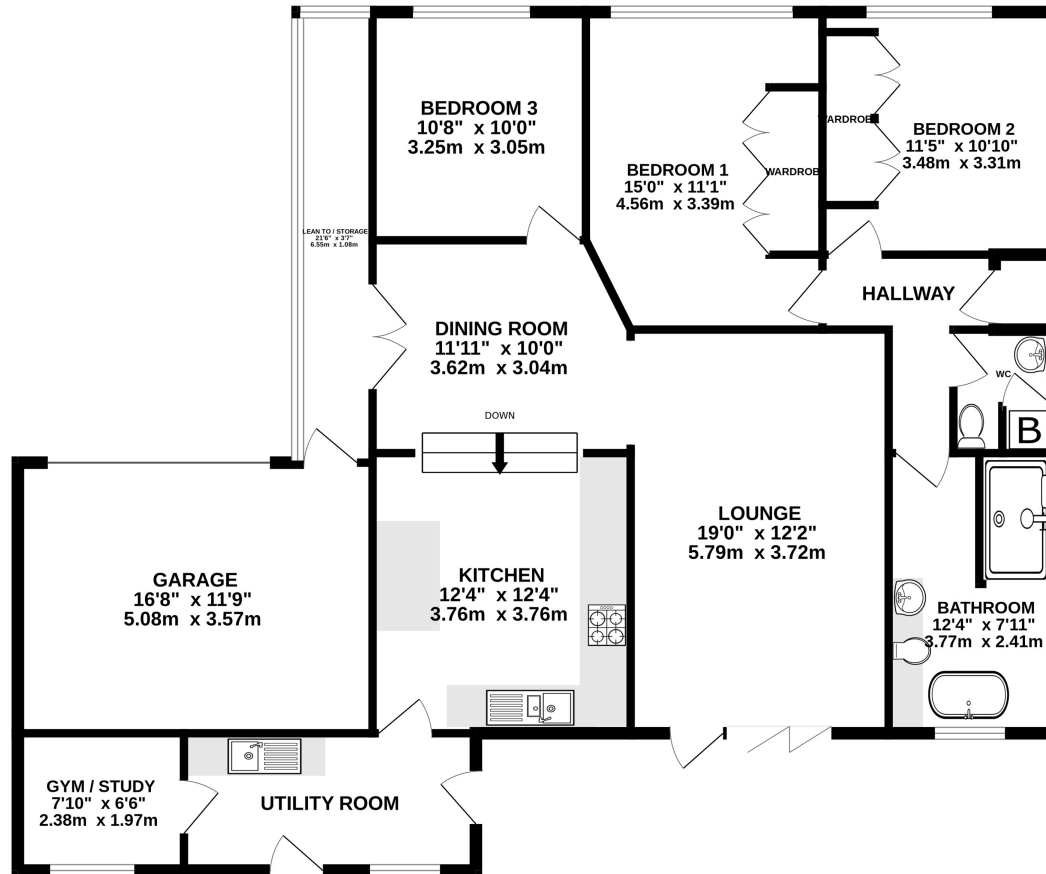
Lean To/ Storage

21' 6" x 3' 7" (6.55m x 1.09m)



HALLSFIELD ROAD, WALDESLADE, CHATHAM, KENT, ME5 9RS

GROUND FLOOR
1502 sq.ft. (139.5 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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 as to their operability or efficiency can be given.

Made with Metropix ©2024

EFFICIENCY RATINGS

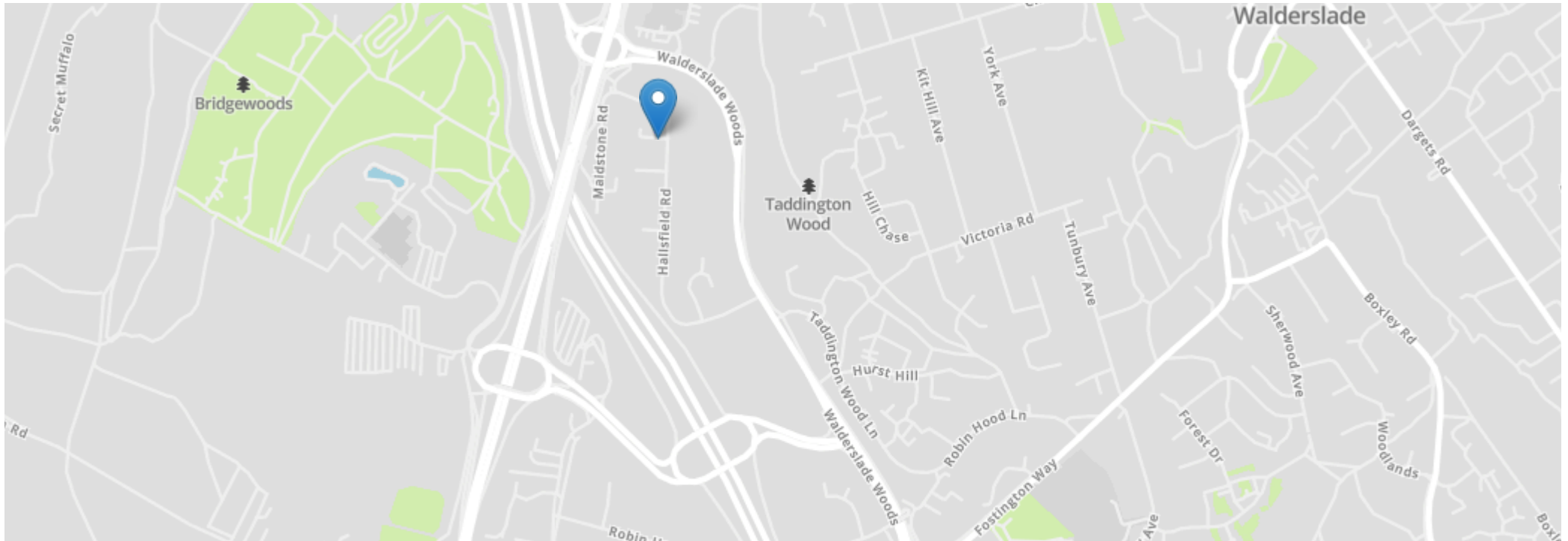
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		82
	59	
England, Scotland & Wales		EU Directive 2002/91/EC

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

Tonbridge & Malling
Band E



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

From Walderslade Village, head south-east on Walderslade Road and at the roundabout, take the 2nd exit onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Turn right to stay on Robin Hood Lane. Continue onto Taddington Wood Lane and turn right onto Walderslade Woods/A2045. Turn left onto Hallsfield Road and the property will be on the right.

HALLSFIELD ROAD, WALDESLADE, CHATHAM, KENT, ME5 9RS



Greyfox Prestige Walderslade

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

greyfox.co.uk/greyfox-prestige