



SPENCER CLOSE







Offers in Excess of £480,000 Freehold

## THE PROPERTY

We are pleased to present to the market this immaculate four bedroom detached property which the current owners have maintained and presented throughout to a wonderful standard. Set in a sought after location close to local amenities, motorway access serving all your local daily necessities. Also has the potential for extending subject to relevant planning permissions being granted.

On entering it is noticeable how spacious and light the property is. With the benefit of having a snug / study which is a good space for extra living / family room with a modern fitted WC, with underfloor heating in the WC and the bathroom. Continuing through you are welcomed to a good size lounge / diner with double aspect windows and french doors leading out to the private rear garden.

The kitchen is fully equipped with a host of integrated appliances to include double oven, hob, dishwasher, washing machine and fridge freezer. There is a variety of fitted units and ample worksurfaces which cater for all your needs.

Moving upstairs this lovely house comprises of four generous sized bedrooms, the principle is a great size with a modern fitted en-suite shower room. There is also a good size family bathroom.

Externally the property offers a detached garage plus a driveway for approximately two cars plus gated side access leading to the rear garden which offers a lovely large patio area, perfect space for entertaining and relaxing with family and friends. The rest of the garden is mainly laid to lawn with shrub borders. There is so much scope with this property to extend if required.

Overall the property offers great size accommodation and is ideal for a family seeking a home to move straight in to in a very desirable location which is walking distance to primary and secondary schools.

For further details or to book your viewing please call the Greyfox sales Team.



SPENCER CLOSE, WALDESLADE, CHATHAM, KENT, ME5 7RE



#### **Entrance hallway**

#### **W.C**

#### **Lounge / diner**

23' 8" x 11' 2" (7.21m x 3.40m)

#### **Snug / study**

8' 6" x 7' 5" (2.59m x 2.26m)

#### **Kitchen**

11' 3" x 8' 3" (3.43m x 2.51m)

#### **Bedroom 1**

11' 8" x 10' 10" (3.56m x 3.30m)

#### **En-suite**

#### **Bedroom 2**

9' 6" x 8' 4" (2.90m x 2.54m)

#### **Bedroom 3**

8' 8" x 6' 9" (2.64m x 2.06m)

#### **Bedroom 4**

8' 8" x 6' 11" (2.64m x 2.11m)

#### **Bathroom**

#### **Garage**

16' 11" x 8' 7" (5.16m x 2.62m)

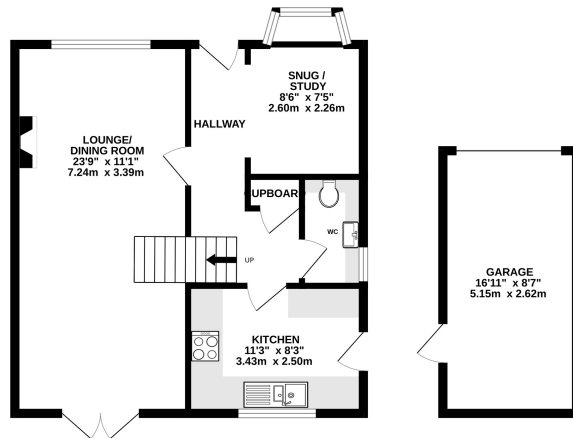




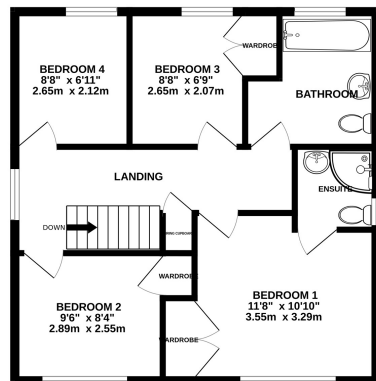
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GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 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>	75	81
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

### AGENT NOTES

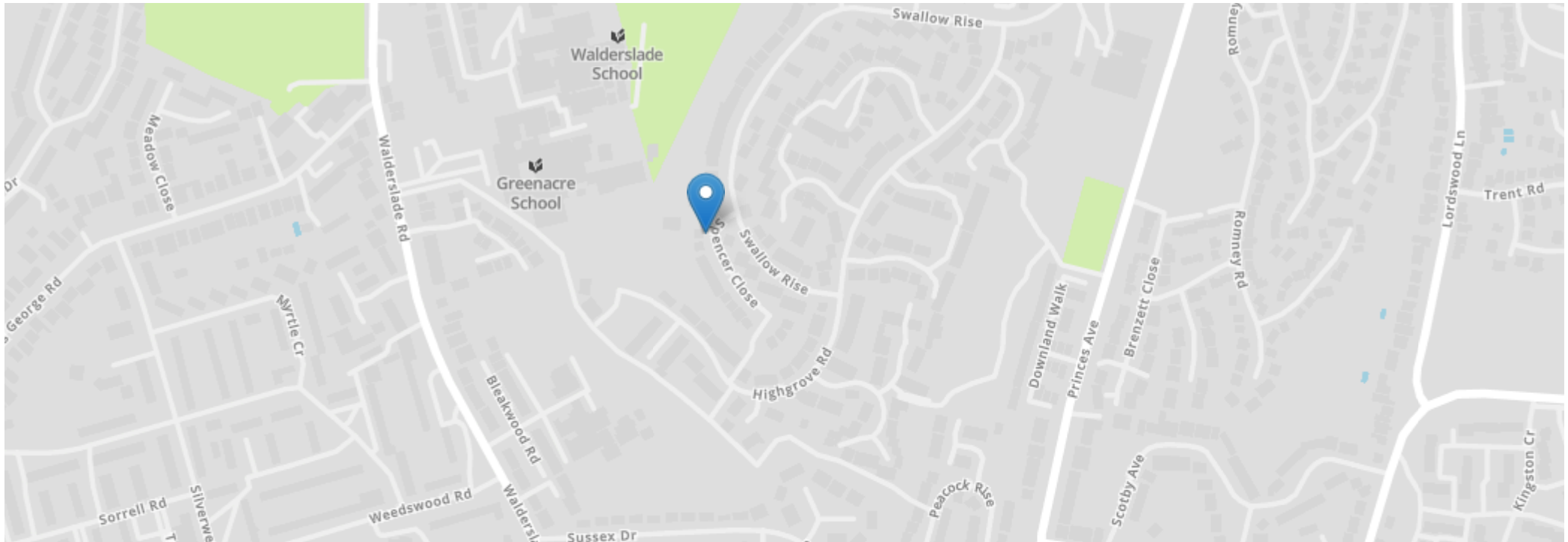
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### Local Authority

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 Dockside 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.

## DIRECTIONS

From Bluebell Hill head north on Maidstone Road towards Thorn Close. Turn left onto A229. At the Lord Lees Roundabout, take the 4th exit and stay on A229. At Taddington Roundabout, take the 2nd exit onto A2045. At the roundabout, take the 1st exit onto Fostington Way. Continue onto Robin Hood Lane. Continue straight onto Walderslade Village Bypass. Continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. Continue along Princes Avenue then turn left at Morrisons Petrol Station on to Swallow Rise. Continue along Swallow Rise and turn right into Spencer Close.





## Greyfox Prestige Walderslade

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

[greyfox.co.uk/greyfox-prestige](https://greyfox.co.uk/greyfox-prestige)