



ELM AVENUE





Offers in Excess of £400,000 Freehold

## THE PROPERTY

If you are looking for a beautifully presented family home then you need not look any further. The current owners have placed a lot of love and tender care which has been designed with a contemporary style and comfort in mind.

On entering you are welcomed to a spacious entrance hallway which gives plenty of room for the family shoes and coats with stairs leading to the first floor. Continuing through to the lounge, this is a great room to chill and unwind with a feature bay window and shutters. The heart of this home is the contemporary open plan kitchen/diner which is well equipped with a host of integrated appliances, this to include double oven, induction hob, dishwasher and wine cooler.

It is very noticeable how bright and spacious the property is with natural light and French doors lead out onto the terrace. Continuing on the ground floor you have the benefit of the utility room with further fitted units. The family bathroom is finished to a high standard with a separate shower cubicle with modern fitted accessories.

Moving upstairs you are welcomed to the spacious landing and it is noticeable again the owners have presented with new feature doors. There are four bedrooms, the premium is offered with fitted wardrobes, all tastefully decorated throughout.

The exterior of the property has been landscaped with low maintenance in mind. Stylish decking area, perfect for outdoor entertaining and relaxing. Also with the benefit of artificial grass, enclosed with fence surround including outdoor power. The block paved driveway provides ample off road parking.

The additional highlight includes new carpets throughout the bedrooms for extra comfort. With its open plan living and substantial outdoor space this truly is an outstanding family or professional home for those seeking to move straight in.



ELM AVENUE, CHATHAM, KENT, ME4 6ER



**Entrance Hallway**

**Lounge**

13' 3" x 9' 11" (4.04m x 3.02m)

**Kitchen/Diner**

18' 10" x 10' 9" (5.74m x 3.28m)

**Utility Room**

**Bathroom**

**Bedroom 1**

10' 7" x 9' 11" (3.23m x 3.02m)

**Bedroom 2**

11' 0" x 10' 6" (3.35m x 3.20m)

**Bedroom 3**

8' 0" x 8' 0" (2.44m x 2.44m)

**Bedroom 4**

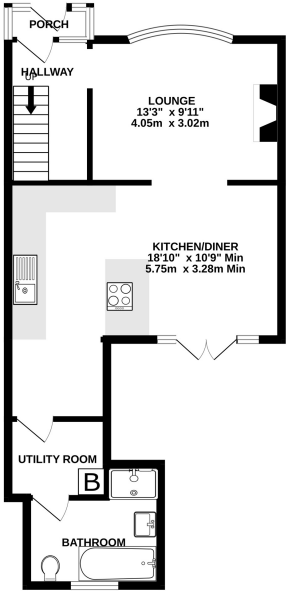
8' 0" x 6' 10" (2.44m x 2.08m)



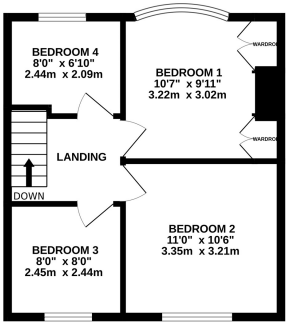


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GROUND FLOOR  
543 sq. ft. (50.4 sq.m.) approx.




1ST FLOOR  
409 sq. ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 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+)	72	81
<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		
England, Scotland & Wales	EU Directive 2002/91/EC	

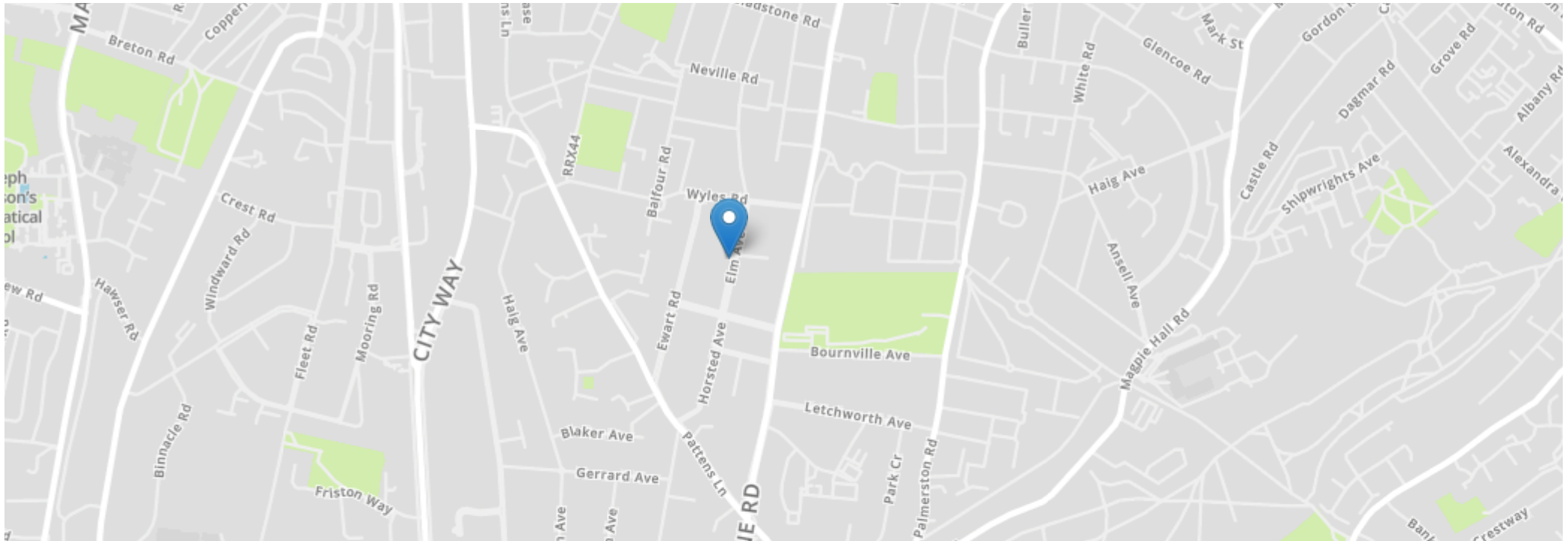
### AGENT NOTES

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

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

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 Maidstone Rd/A230. Turn left onto Randall Road. Turn right onto Elm Avenue and the property will be on the right.

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## Greyfox Prestige Walderslade

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