



THE HAWTHORNS, MEADSIDE WALK



Offers in Excess of £285,000 Freehold

THE PROPERTY

The property is being offered with no onward chain allowing for a speedy purchase and is an ideal home for the first time buyer or for a buyer looking to downsize. Situated in a cul-de-sac position. Rarely do properties become available with this accommodation on offer.

This lovely home is ready to move into. On entering you are welcomed to an entrance hallway with stairs to the first floor. The fitted kitchen offers a range of fitted wall and base units and integrated appliances, this to include integrated oven & hob, built in fridge and freezer and washing machine to remain.

Continuing through to the lounge/diner, there are French doors leading to the enclosed rear garden.

Moving upstairs you have two double bedrooms, both with wardrobes and offered with two ensuites - a shower room and a bathroom.

Externally the garden has low maintenance in mind with artificial grass, patio area and shed to remain. There is an allocated parking space and parking to the front of the property.





Entrance Hall

Lounge/Diner

14' 3" x 12' 5" (4.34m x 3.78m)

Kitchen

9' 5" x 8' 1" (2.87m x 2.46m)

WC

Bedroom 1

13' 5" x 8' 9" (4.09m x 2.67m)

Bathroom

Bedroom 2

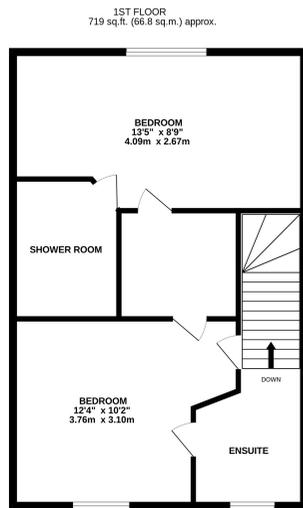
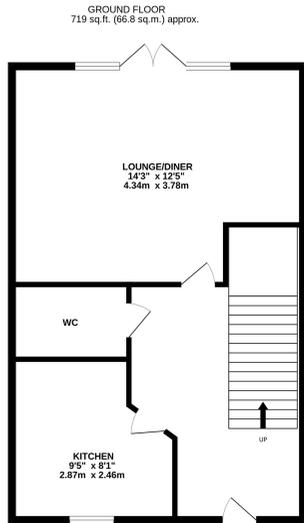
12' 4" x 10' 2" (3.76m x 3.10m)

Ensuite

Garden



THE HAWTHORNS, MEADSIDE WALK, WALDERSLADE, CHATHAM, KENT, ME5 0TQ



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 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

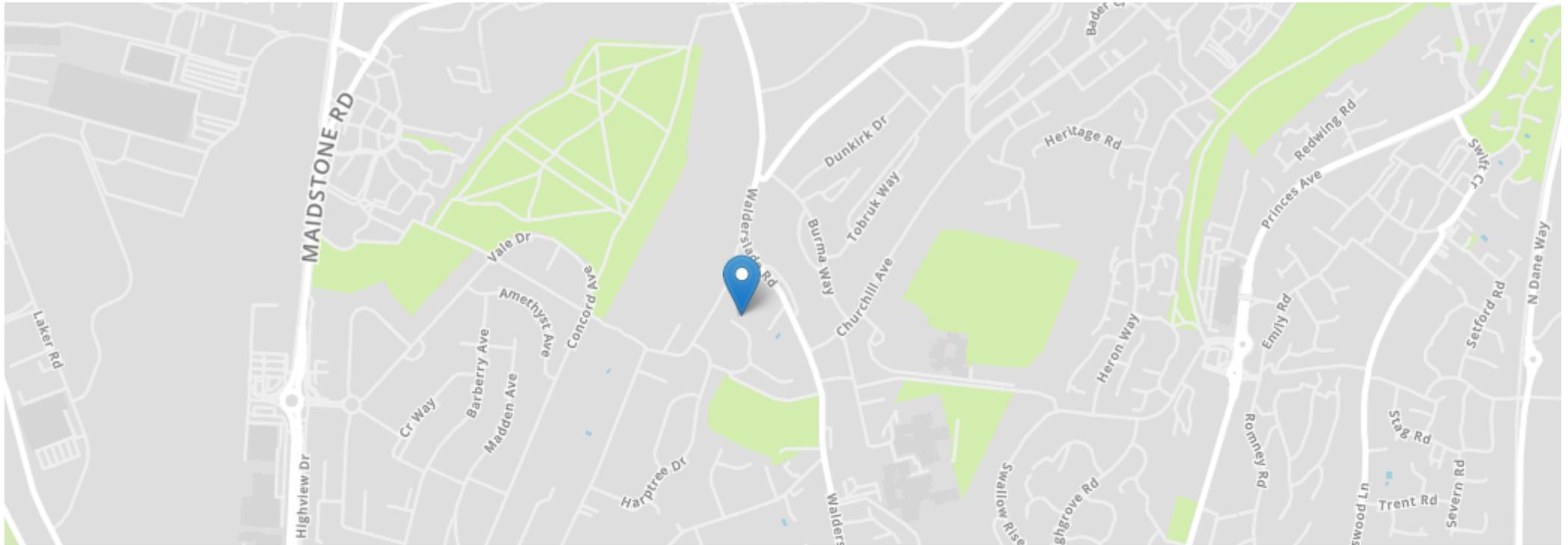
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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 and Ashford.

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 left onto Snodhurst Avenue. Turn left onto Harptree Drive. Turn left onto Meadsidewalk and continue straight to stay on Meadsidewalk. The Hawthorns will be on the right.

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Greyfox Prestige Walderslade

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