



BURMA WAY







Offers Over £375,000 Freehold

## THE PROPERTY

Exceptional sized corner plot with potential to extend further subject to relevant planning permissions. This three bedroom semi-detached house sits back from the road with a large, lawned front garden and driveway leading to the double garage. This is an excellent property for the growing family with its versatile accommodation and convenience to local schools and amenities. Chatham town is within easy reach.

To the ground floor is an entrance porch leading to the entrance hall with staircase. There is a lounge and a separate dining room with door leading to a larger than average conservatory with an insulated roof and tiled floor, a lovely space to utilise all year around and overlooking the garden. The kitchen has a range of modern cupboards and worksurfaces with some integral appliances. Leading off of the kitchen is a utility room with a shower and separate WC. There is also access to the garage via an internal door.

Upstairs are three bedrooms, two of which have built in wardrobes/storage. The family bathroom has a walk-in triple sized shower with screen.

The rear garden is approx 100ft, laid to lawn plus patio area. The double garage is an amazing space with pitched roof, power and light.

Rarely available. This lovely family home must be viewed.





**Entrance Porch**

4' 11" x 4' 11" (1.50m x 1.50m)

**Entrance Hall**

14' 0" x 5' 7" (4.27m x 1.70m)

**Lounge**

11' 9" x 11' 9" (3.58m x 3.58m)

**Dining Room**

13' 2" x 10' 0" (4.01m x 3.05m)

**Conservatory**

22' 8" x 12' 2" (6.91m x 3.71m)

**Kitchen**

9' 5" x 9' 1" (2.87m x 2.77m)

**WC**

4' 0" x 4' 0" (1.22m x 1.22m)

**Bedroom 1**

13' 5" x 10' 3" (4.09m x 3.12m)

**Bedroom 2**

11' 7" x 9' 6" (3.53m x 2.90m)

**Bedroom 3**

11' 8" x 6' 9" (3.56m x 2.06m)

**Bathroom**

6' 4" x 5' 8" (1.93m x 1.73m)

**Double Garage**

16' 8" x 15' 6" (5.08m x 4.72m)





BURMA WAY, CHATHAM, KENT, ME5 0JR





## EFFICIENCY RATINGS

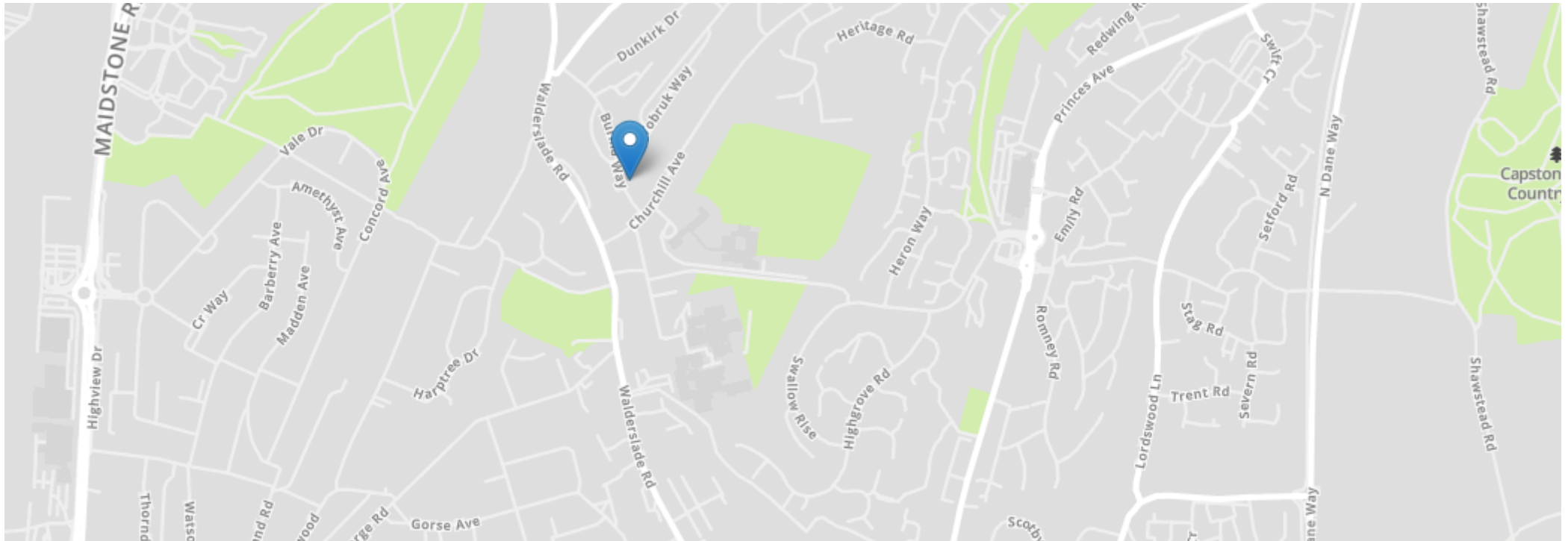
### AGENT NOTES

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 Walterslade Village, head south-east on Walterslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walterslade Village Bypass. Continue onto Walterslade Road. Turn right onto Churchill Avenue. Turn left onto Burma Way and the property will be on the right.





## Greyfox Prestige Walderslade

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