





Offers in Excess of £500,000 Freehold

## THE PROPERTY

Ready to move into is this three double bedroom detached bungalow which has been extended and renovated to a high standard and will make a great family home. On entering this stunning home you are welcomed to the spacious entrance hallway leading to the three double bedrooms. There is access to a good size family bathroom with a double shower and bath, WC and a wash hand basin set in a vanity unit.

Continuing through you will be pleasantly surprised as the open plan kitchen/living area is a great space for all the family for entertaining with friends and for chilling and relaxing. Bi-fold doors open directly onto the terrace area which is again ideal for entertaining. The modern fitted kitchen area offers a range of fitted units and Coretec worksurfaces with a central island. It offers a host of fitted appliances, this to include washing machine, tumble dryer, dishwasher, range cooker and wine cooler.

The rear garden is perfect for those who like to chill and relax, with a large terrace area, mainly laid to lawn with shrub borders, gated side access leading to the detached garage and side driveway leading to the front.

To the front you have an in and out driveway to accommodate multiple cars.

Chestnut Avenue is a great location and is within walking distance to local amenities and schools with bus services into Maidstone and Chatham town centre. Please call the Walderslade Sales Team for further details.



CHESTNUT AVENUE, WALDESLADE, CHATHAM, KENT, ME5 9AJ



**Porch**

**Hallway**

**Open Plan Kitchen/Living Room**

36' 6" x 28' 2" (11.13m x 8.59m)

**Bedroom 1**

14' 8" x 11' 9" (4.47m x 3.58m)

**Bedroom 2**

12' 8" x 11' 8" (3.86m x 3.56m)

**Bedroom 3**

11' 8" x 8' 0" (3.56m x 2.44m)

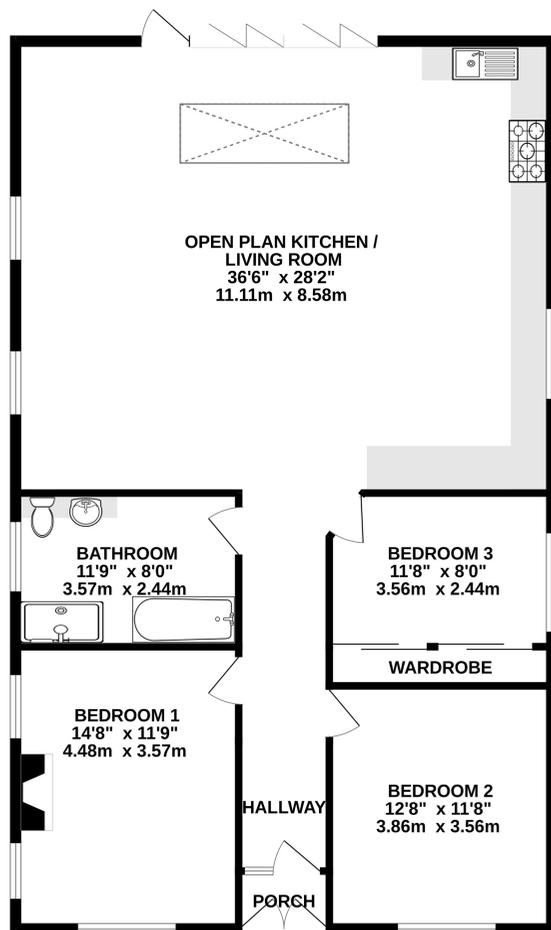
**Bathroom**

11' 9" x 8' 0" (3.58m x 2.44m)



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GROUND FLOOR  
1313 sq.ft. (122.0 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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

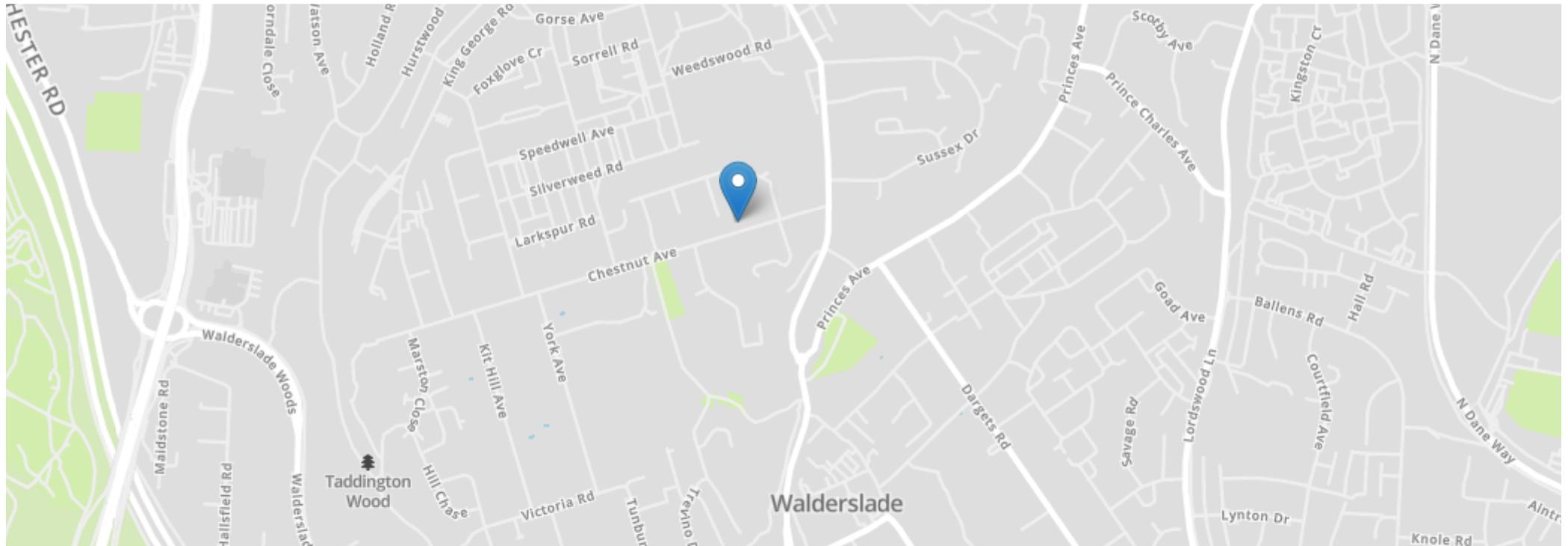
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU 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 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 and Ashford.

## DIRECTIONS

At Lord Lees Roundabout, take the 3rd exit onto the Walderslade Woods/A2045 slip road. Use the left lane to take the slip road to Walderslade Woods/A2045. At the roundabout, take the 3rd exit onto Walderslade Woods/A2045. Turn left towards Taddington Wood Lane. Merge onto Taddington Wood Lane. Continue onto Robin Hood Lane. Turn left to stay on Robin Hood Lane. Continue straight onto Walderslade Village Bypass. Continue onto Walderslade Road. Turn left onto Chestnut Avenue and the property will be on the left.

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## Greyfox Prestige Walderslade

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