



HIGHGROVE ROAD



Guide Price £450,000 Freehold

THE PROPERTY

Guide Price £450,000 - £460,000

No Chain. We are delighted to offer for sale this four bedroom detached family home, located in popular Walderslade area and within easy access to local amenities, including Morrison and is close to local schools.. The current owners have beautifully maintained the property throughout with a modern fitted kitchen, en-suite shower room, separate study/office, ideal for those working from home, and a driveway to accommodate four cars. Conveniently situated and within walking distance is a popular local Infant/Primary school and pre-school. There is also a Morrison's supermarket with pharmacy and petrol station. Great access for M2 and M20 motorway links.

The property comprises of a good size lounge with a contemporary style fire with granite surround, this is a lovely room to unwind and relax in the summer and winter months. French doors lead through to an outstanding kitchen / diner which is the heart of this lovely home, offering a range of fitted wall and base units, ample worksurfaces and a host of integrated appliances. This is a great space for entertaining family and friends. A separate office caters for those working from home and is fully fitted with office furniture. Continuing on the ground floor you have a good size bedroom with en-suite shower room which is ideal for additional family members or guests to stay or even for those wishing to run a business.

Moving upstairs you are welcomed to three bedrooms, the premium with fitted wardrobes and the family bathroom with bespoke fixtures.

Externally the property offers an enclosed rear garden with a large patio area, lawn area and shrub borders. There is also side access leading to parking for four cars.

The current owners have installed solar panels which are owned outright.





Hallway

Bedroom 1

13' 2" x 9' 8" (4.01m x 2.95m)

Lounge

13' 4" x 15' 2" (4.06m x 4.62m)

WC

6' 3" x 4' 9" (1.91m x 1.45m)

Kitchen / Diner

18' 9" x 9' 8" (5.71m x 2.95m)

Study

10' 1" x 8' 1" (3.07m x 2.46m)

Bedroom 3

9' 7" x 12' 6" (2.92m x 3.81m)

Bedroom 2

13' 2" x 8' 2" (4.01m x 2.49m)

Bedroom 4

9' 7" x 6' 9" (2.92m x 2.06m)

Bathroom

5' 6" x 8' 3" (1.68m x 2.51m)

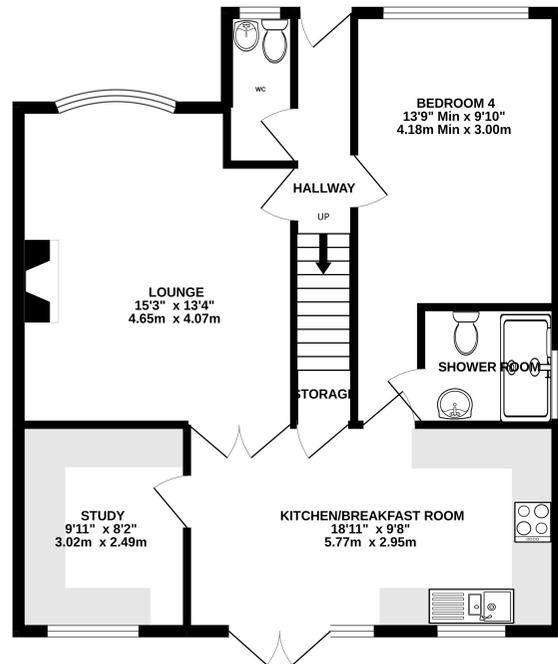
Garden

30' 0" x 50' 0" (9.14m x 15.24m)

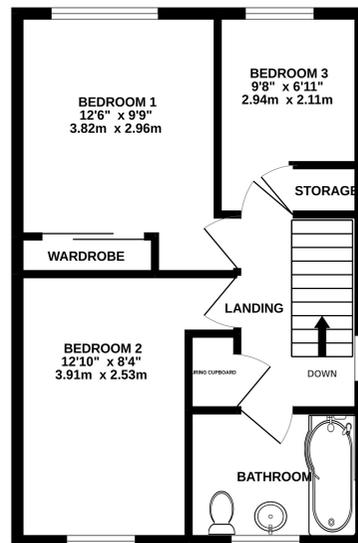


HIGHGROVE ROAD, CHATHAM, KENT, ME5 7QE

GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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.

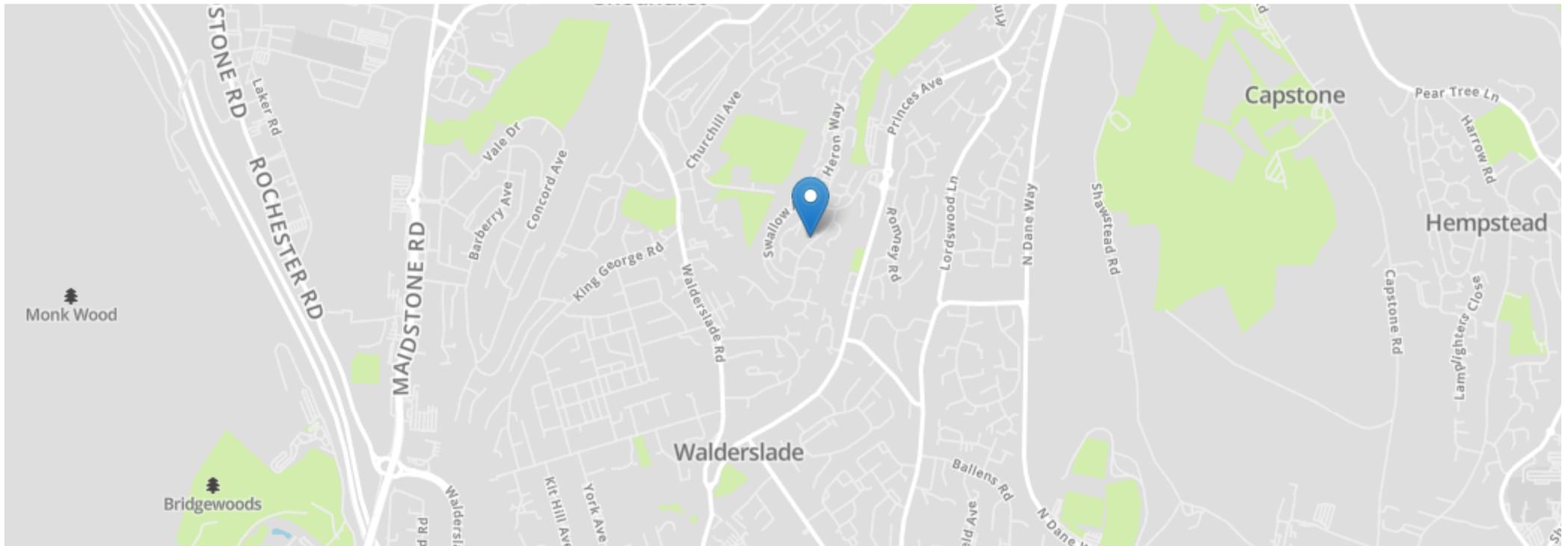
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EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	71	
(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>.



SITUATION

Walderslade is within reach of local primary and secondary schools, shopping parades such as Morrisons, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Docksider 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 Eurostar

DIRECTIONS

From our office in Walderslade village, Head north on Walderslade Village Bypass towards Walderslade Road, Continue onto Walderslade Road, At the roundabout, take the 2nd exit onto Princes Avenue, Go through three roundabouts, At the roundabout, take the first exit, Continue onto Swallow Rise, Turn left onto Highgrove Road

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Greyfox Prestige Walderslade

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