



GOLVE DRIVE





Guide Price £400,000 Freehold

## THE PROPERTY

Guide Price £400,000 - £425,000

Immaculately presented, this beautiful detached house is less than 10 years old so has all the benefits of contemporary living and low maintenance. Situated on a popular development in close proximity to Chatham town centre with its array of shops and mainline station. From the moment you step into the entrance hall you get the feeling of space and light. There is a handy downstairs cloakroom. The kitchen/dining room is well appointed with marble effect worksurfaces and a range of integral appliances. The lounge is a lovely space in which to relax with square bay to the front, and patio doors leading out to the rear garden.

Upstairs are three bedrooms, all doubles with good proportions and all tastefully decorated, the main bedroom benefitting from a range of built in wardrobes and door to ensuite. The ensuite has a large shower cubicle, WC and wash hand basin. Ideal for a growing family or professional couples looking for home office space.

The rear garden has a patio area and is also laid to lawn with side gate access to the covered car port that can accommodate 2 or more vehicles. There is also an EV charging point.

This lovely freehold property must be viewed.

As with many new developments there is an annual charge for upkeep of grounds and streetlights - currently £415.03 per annum.



GOLVE DRIVE, CHATHAM, KENT, ME5 0FP



**Entrance Hall**

**Downstairs Cloakroom**

6' 4" x 3' 4" (1.93m x 1.02m)

**Lounge**

20' 2" x 10' 5" (6.15m x 3.17m)

**Kitchen/Diner**

17' 9" x 10' 4" (5.41m x 3.15m)

**Bedroom 1**

12' 1" x 10' 7" (3.68m x 3.23m)

**Ensuite**

9' 3" x 5' 5" (2.82m x 1.65m)

**Bedroom 2**

10' 7" x 9' 10" (3.23m x 3.00m)



**Bedroom 3**

10' 7" x 7' 9" (3.23m x 2.36m)

**Bathroom**

7' 3" x 5' 6" (2.21m x 1.68m)

**Carport**

16' 8" x 8' 9" (5.08m x 2.67m)

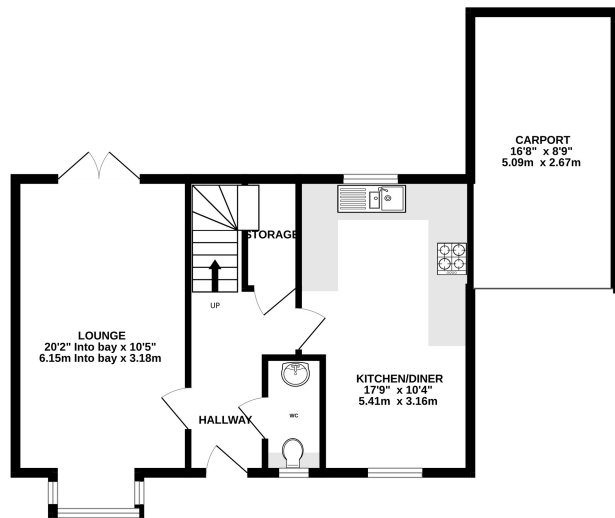




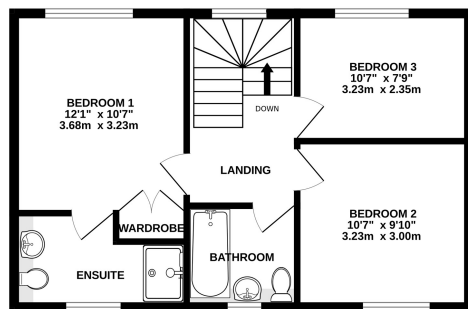


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GROUND FLOOR  
646 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 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>		94
(81-91) <b>B</b>	83	
(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

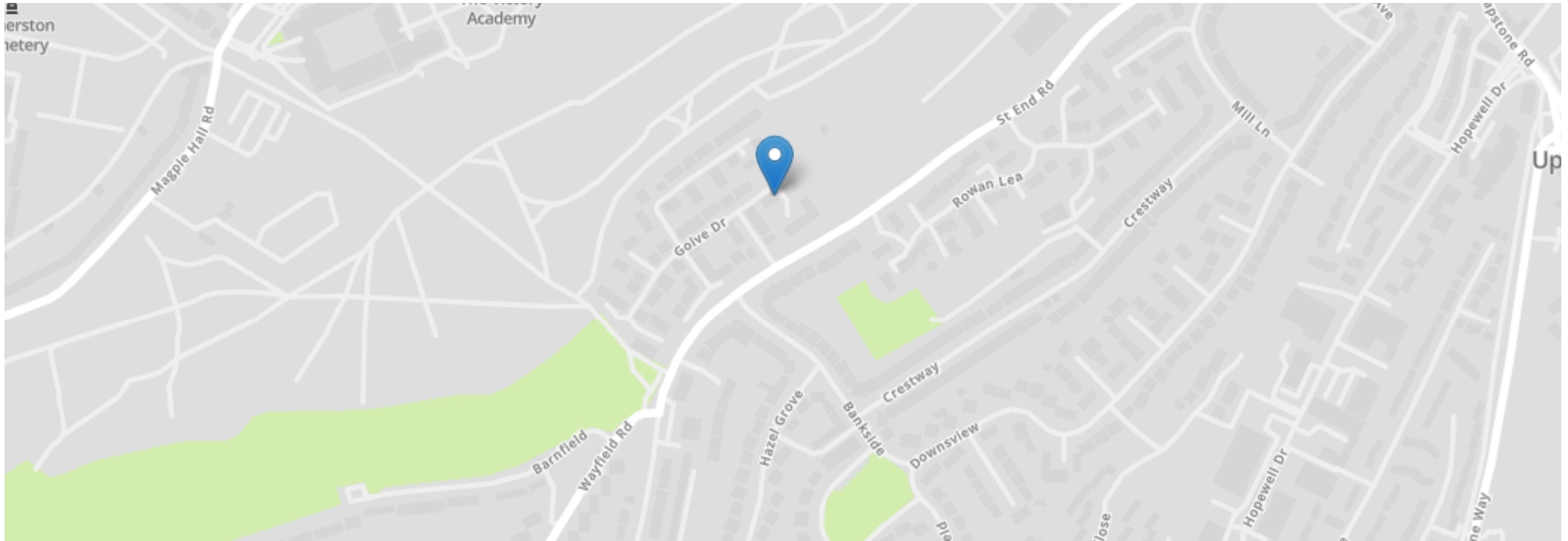
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### Local Authority

Medway

Band D





## 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. At the roundabout, take the 2nd exit onto Wayfield Road. At the roundabout, take the 1st exit onto Street End Road. Continue on Golve Drive.

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## Greyfox Prestige Walderslade

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