



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Chestnut Avenue

Walderslade, Chatham, Kent, ME5 9BA

Guide Price £675,000 to £700,000

Chestnut Avenue

Walderslade, Chatham, Kent, ME5 9BA

Key Features

- Four Bedroom Extended Family Home
- Stunning Open Plan Family/Kitchen/Dining Room
- Principle Bedroom with Walk In Wardrobes and En-Suite Shower Room
- Downstairs Cloakroom
- Underfloor Heating Throughout the Ground Floor
- Approx 120 ft Rear Garden

Description

Four bedroom detached family home in a prime residential location. The property has been extended above roof level, with a 1st floor, as well as single storey extensions to the side and rear providing ample family accommodation.

This home has been fully refurbished to a high specification throughout and comprises stunning kitchen/dining/family room with skylight, integrated appliances, an island/breakfast bar and bi-fold doors opening to the large private rear garden, utility room, downstairs cloakroom, spacious living room and a fourth double bedroom which could also be used as a home office or additional reception room. Upstairs comprises of principle bedroom with en-suite shower room and walk in wardrobes, two further double bedrooms and fully tiled four piece bathroom suite featuring a double shower.

The property also benefits from underfloor heating to the ground floor, private rear garden which is approximately 120 ft long with cabling for WIFI and power towards the end, a tarmacked driveway with parking for multiple vehicles and a large integral store cupboard which can be accessed from the front of the property.



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Location

Located on Chestnut Avenue in the heart of Walderslade, this home is within easy reach of a variety of local amenities, bus services and provides easy access onto major road connections, namely the M2 and M20 motorways, allowing access to both London and coast bound to Ashford and Dover.

There are a variety of local primary and secondary schools nearby, including the Ofsted rated 'Outstanding' St Thomas More Roman Catholic Primary School.

For those who commute Chatham Rail Station is approximately 2.6 miles away, offering direct high speed services to London Victoria and London St Pancras International.

■ Council Tax Band D

■ EPC Rating TBC

■ Medway Council

■ For Broadband Speed Refer to <https://checker.ofcom.org.uk/>

For all Viewings and Enquiries contact:



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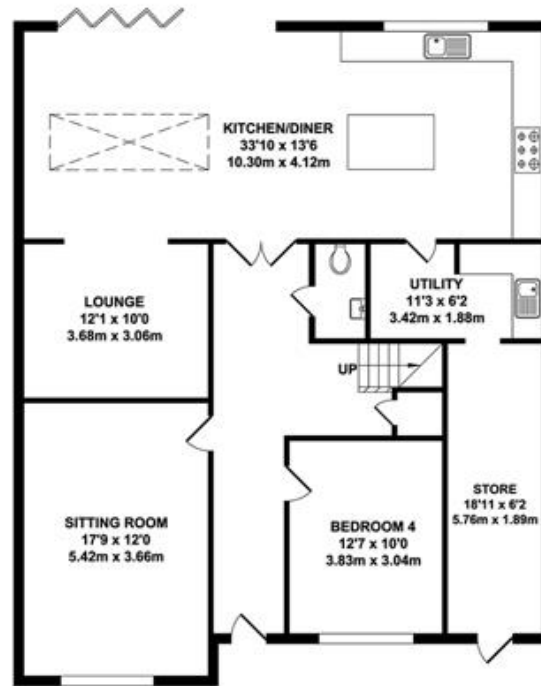


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Floorplan and Dimensions



GROUND FLOOR
APPROX. FLOOR AREA
1359 SQ.FT.
(126.26 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
744 SQ.FT.
(69.09 SQ.M.)

TOTAL APPROX. FLOOR AREA 2103 SQ.FT. (195.35 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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