



**Price**  
**£325,000**

**Freehold**

3x  1x  2x 

**Wayfield Road,  
Chatham, Kent, ME5**

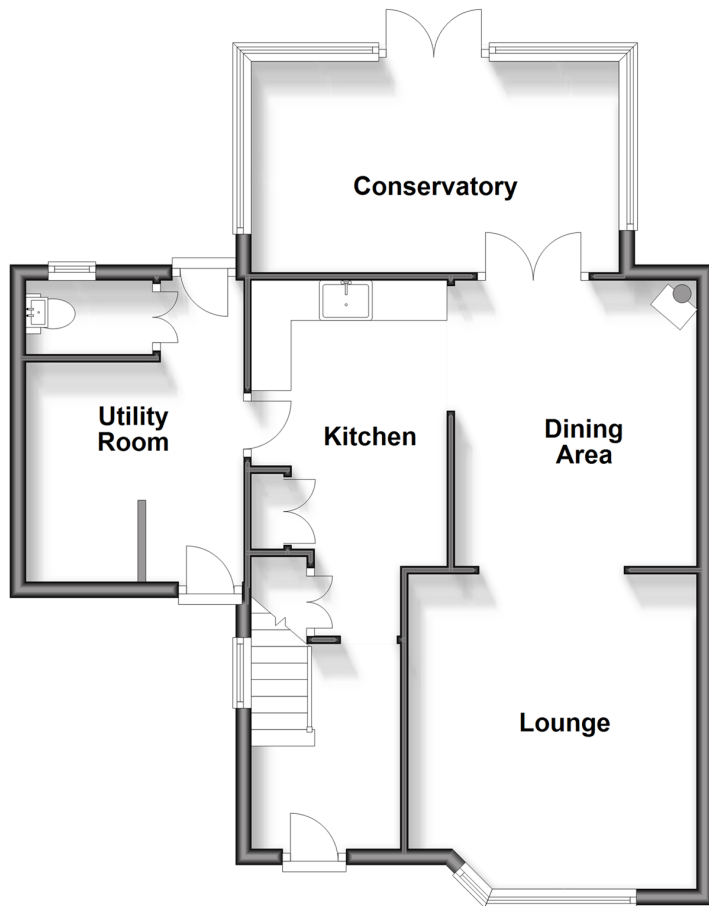
**OVER 60?**

Secure this property  
for up to **59% less!**

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Helping you move forwards

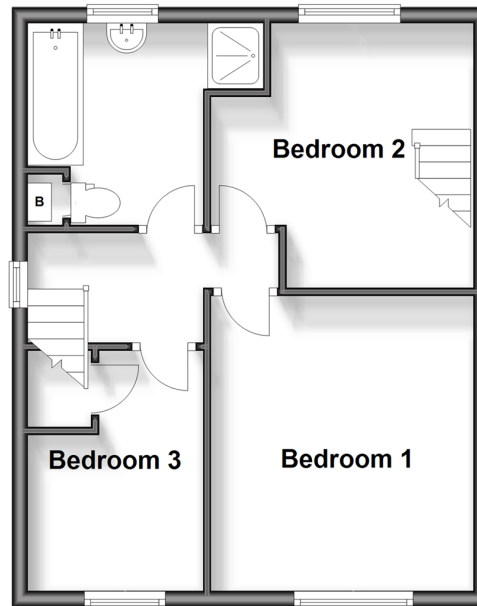
## Ground Floor

Approx. 64.7 sq. metres (696.5 sq. feet)



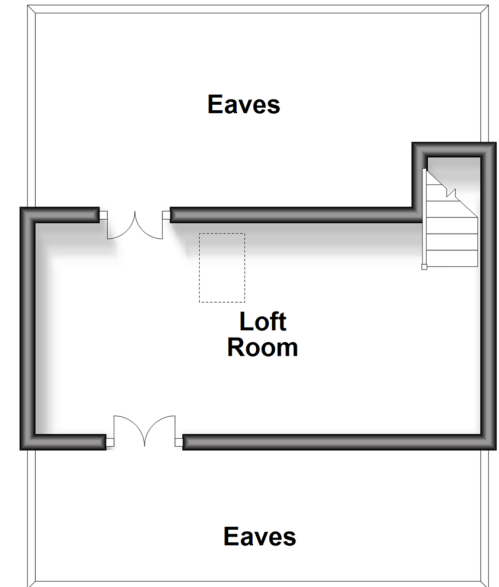
## First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



## Second Floor

Approx. 15.4 sq. metres (165.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 12'1 x 11'2 (3.69m x 3.41m)

Dining Area: 11'7 x 10'0 (3.53m x 3.05m)

Conservatory: 16'4 x 9'2 (4.98m x 2.80m)

Kitchen: 11'0 x 7'9 (3.36m x 2.36m)

Utility Room

Toilet

### FIRST FLOOR

Landing

Bedroom 1: 11'2 x 10'10 (3.41m x 3.30m)

Bedroom 2: 10'10 x 10'2 (3.30m x 3.10m)

Bedroom 3: 9'8 x 7'1 (2.95m x 2.16m)

Bathroom

### SECOND FLOOR

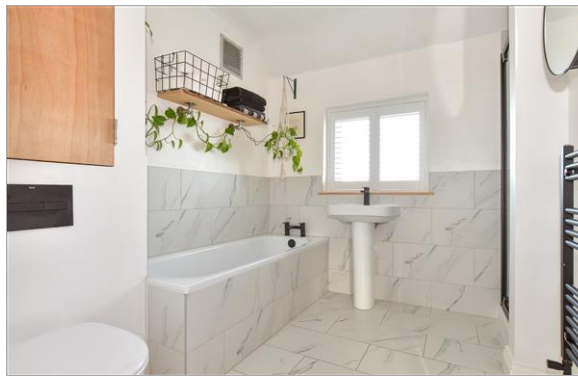
Loft Room: 18'5 x 8'7 (5.62m x 2.62m)

Eaves

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Semi-detached house with additional loft room
- Well presented throughout, ready to move into
- Great sized lounge/diner open to kitchen, perfect to entertaining
- Brilliant location for a choice local schools and locals shops within walking distance
- Excellent choice for first time buyers or those upgrading to a family home.



### Nearest Schools

Primary Schools: Ridge Meadow Primary 0.4 miles, Wayfield Community Primary and Nursery Unit 0.4 miles, St Thomas More RC Primary 0.8 miles

Secondary Schools: Walderslade Girls' School 0.5 miles,



### Transport Information

Train Stations: Chatham 2.1 miles, Strood 3.3 miles, Rochester 3.5 miles



### Address

Wayfield Road, Chatham, Kent, ME5



### Directions

For directions to this property please contact us.



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Call Chatham Branch 01634 841243 ■ [wardsofkennt.co.uk](http://wardsofkennt.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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