



**Price**  
**£575,000**

**Freehold**

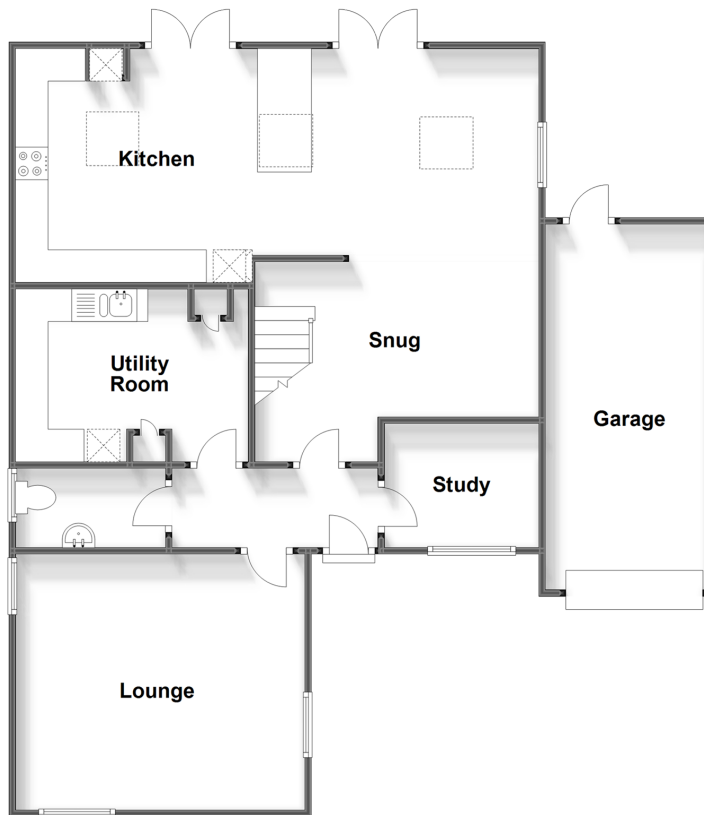
4x  2x  2x 

**Sadlers Close,  
Walderslade, Chatham,  
Kent, ME5**

*Wards*  
Helping you move forwards

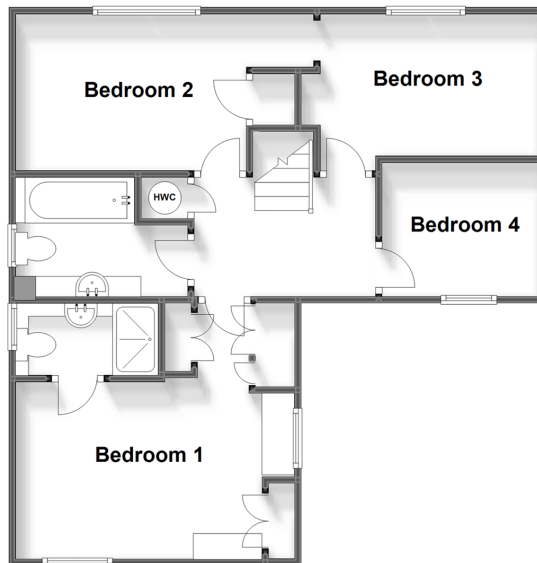
### Ground Floor

Approx. 93.7 sq. metres (1008.8 sq. feet)



### First Floor

Approx. 52.1 sq. metres (560.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 14'2 x 12'2 (4.32m x 3.71m)

Cloakroom

Utility Room : 12'0 x 4'0 (3.66m x 1.22m)

Study : 7'0 x 6'0 (2.14m x 1.83m)

Snug Area : 7'0 x 6'0 (2.14m x 1.83m)

Kitchen: 24'0 x 12'0 (7.32m x 3.66m)

### FIRST FLOOR

Landing

Bedroom 1

En Suite Shower Room

Bedroom 2 : 12'0 x 10'0 (3.66m x 3.05m)

Bedroom 3: 9'7 x 8'7 (2.92m x 2.62m)

Bedroom 4: 10'0 x 6'2 (3.05m x 1.88m)

Family Bathroom

### OUTSIDE

Front Garden

Driveway for 3-4 cars

Garage

Rear Garden

Summer House



## Main features

- An amazing family home which has been finished to a high standard
- Tucked away in a very private part of the cul-de-sac
- Extended providing an adequate social living area
- Very handy utility plus cloakroom
- Close to motorway connections M2/M20



### Nearest Schools

Primary Schools: Tunbury Primary 1.0 miles, Ridge Meadow Primary 1.2 miles, Burham C of E Primary 1.3 miles

Secondary Schools: Greenacre School 1.9 miles,



### Transport Information

Train Stations: Chatham 3.7 miles, Gillingham 3.8 miles, Strood 3.9 miles



### Address

Sadlers Close, Walderslade, Chatham, Kent, ME5



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Walderslade Branch 01634 865661 ■ [wardsofkent.co.uk](http://wardsofkent.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



12132788/20240305/ML/KG