



Guide Price
£325,000

Freehold

3x  1x  1x 

**Sheriff Drive,
Walderslade, Chatham,
Kent, ME5**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Corner plot rear garden with potential to extend subject to the necessary planning consents**
- **Chain free**
- **Popular location close to shops and amenities**
- **In need of updating**
- **Easy access to M2/M20 motorway connections**

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 11'11 x 11'10 (3.63m x 3.61m)

Kitchen/Diner: 18'1 x 10'4 (5.52m x 3.15m)

FIRST FLOOR

Landing

Bedroom 1 : 11'11 x 10'1 (3.63m x 3.08m)

Bedroom 2 : 11'4 x 10'4 (3.46m x 3.15m)

Bedroom 3 : 8'11 x 7'9 (2.72m x 2.36m)

Bathroom : 6'5 x 5'6 (1.96m x 1.68m)

OUTSIDE

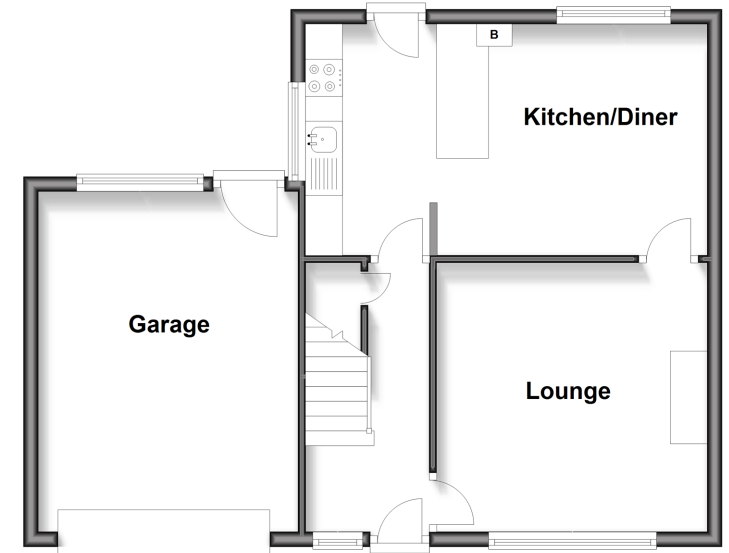
Front Garden

Garage

Rear Garden

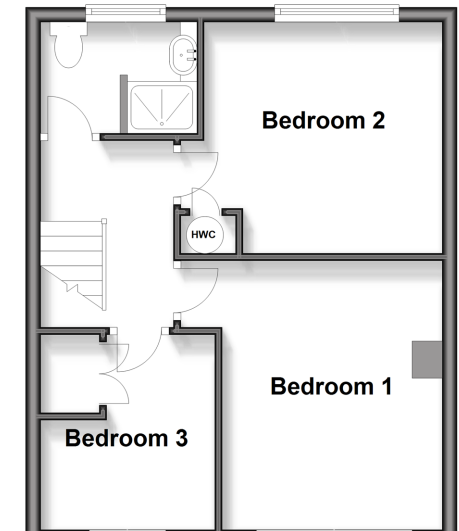
Ground Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Call Walderslade - 01634 865661 ■ 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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