



**Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Ballens Road, Lords  
Wood, Chatham, Kent,  
ME5**

*Wards*  
Helping you move forwards





## Main features

- Offered for sale with no forward chain
- Extended to the rear
- Situated in a popular location
- Driveway for 3 cars
- In need of some work but with great potential



### Nearest Schools

Primary Schools: Lordswood Junior School 0.3 miles, Walderslade Primary 0.6 miles, Tunbury Primary 0.9 miles

Secondary Schools: Greenacre School 1.1 miles, Walderslade Girls' School 1.2 miles, Bradfields School 1.4 miles



### Transport Information

Train Stations: Chatham 4.4 miles, Rochester, 5.5 miles, Gillingham 5.8 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge/Diner: 18'5 x 17'9 (5.62m x 5.41m)

Kitchen : 11'4 x 8'10 (3.46m x 2.69m)

### FIRST FLOOR

Landing

Bedroom 1: 13'7 x 9'1 (4.14m x 2.77m)

Bedroom 2: 10'2 x 8'11 (3.10m x 2.72m)

Bedroom 3: 9'1 x 7'10 (2.77m x 2.39m)

Bathroom

### OUTSIDE

Driveway

Garage

Rear Garden

**Call Walderslade - 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



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