



**Guide Price**  
**£410,000**

**Freehold**

4x  3x  2x 

**Silver Tree Close,  
Walderslade Woods,  
Chatham, Kent, ME5**

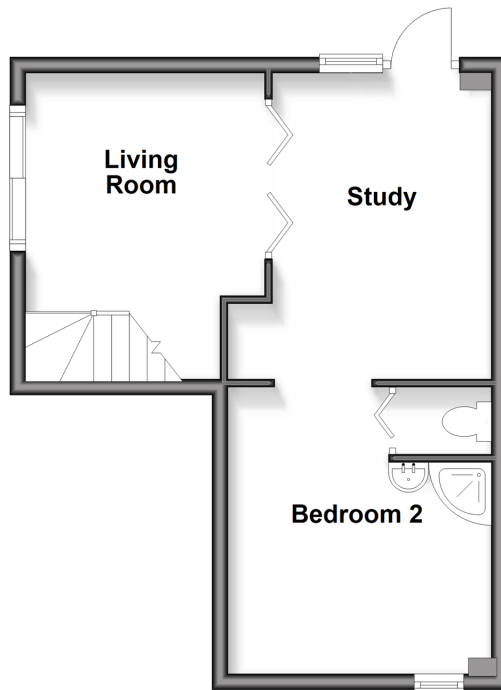
**OVER 60?**

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

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Helping you move forwards

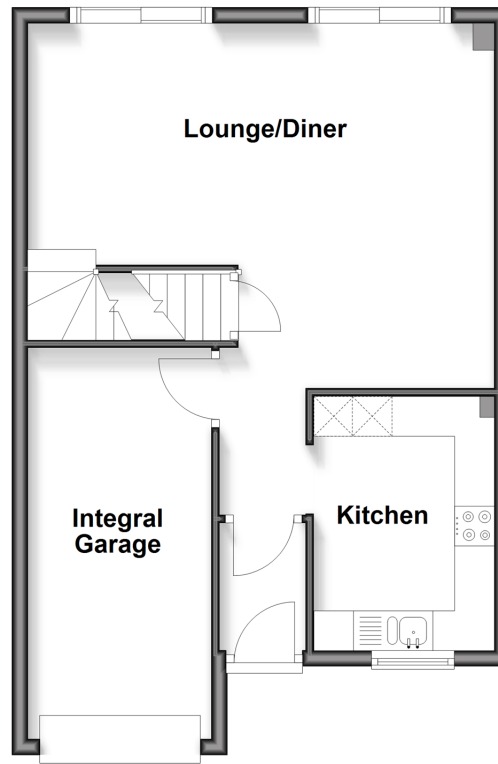
### Lower Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



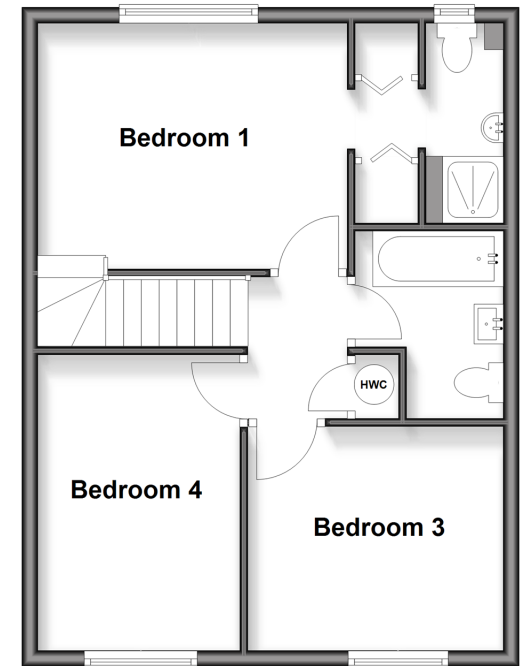
### Ground Floor

Approx. 49.0 sq. metres (527.7 sq. feet)



### First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



## Accommodation

### LOWER GROUND FLOOR

Living Room: 12'6 x 8'9 (3.81m x 2.67m)  
Bedroom 2/Shower : 10'4 x 9'2 (3.15m x 2.80m)  
Separate WC  
Study: 11'9 x 10'9 (3.58m x 3.28m)

### GROUND FLOOR

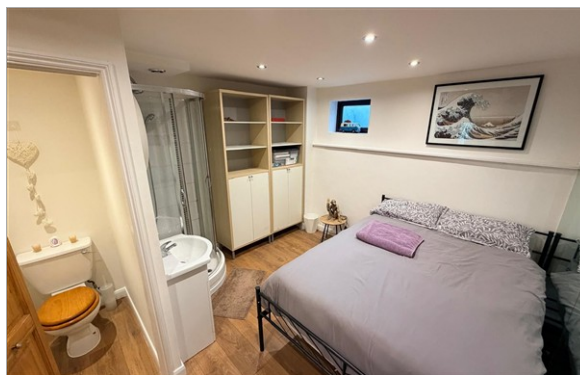
Kitchen : 10'4 x 7'4 (3.15m x 2.24m)  
Lounge/Diner : 19'3 x 14'7 (5.87m x 4.45m)

### FIRST FLOOR

Landing  
Bedroom 1 : 12'8 x 9'8 (3.86m x 2.95m)  
Dressing Rm/En Suite Shower : 7'6 x 6'1 (2.29m x 1.86m)  
Bedroom 3 : 12'1 x 8'5 (3.69m x 2.57m)  
Bedroom 4 : 10'9 x 8'6 (3.28m x 2.59m)  
Family Bathroom

### OUTSIDE

Front Garden  
Rear Garden  
Integral Garage



## Main features

- Large end of terraced house in a great location
- Lower ground floor accommodation offering extra living space
- Secluded rear garden
- Integral garage
- Short drive to motorway connections of M2/M20



### Nearest Schools

Primary Schools: Tunbury Primary 0.5 miles, Swingate Primary 0.5 miles, St Benedict's RC Primary 0.7 miles

Secondary Schools: Greenacre School 1.3 miles, Walderslade Girls' School 1.5 miles, Bradfields School 1.7



### Transport Information

Train Stations: Rochester 3.8 miles, Gillingham 3.9 miles, Barming 4.0 miles



### Address

Silver Tree Close, Walderslade Woods, Chatham, Kent, ME5



### Directions

For directions to this property please contact us.



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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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



EPC RATING  
CURRENT: C(70) POTENTIAL: B(86)

12131419/20260127/ML/PP