



# King George Road

Chatham | ME5 0TT

# King George Road

## Walderslade, Chatham, ME5 0TT

Welcome to this spacious and versatile 4 Bedroom Detached Family Home in the highly desirable King George Road in Walderslade. Ideal for growing families due to its generous living spaces and convenient proximity to local amenities.

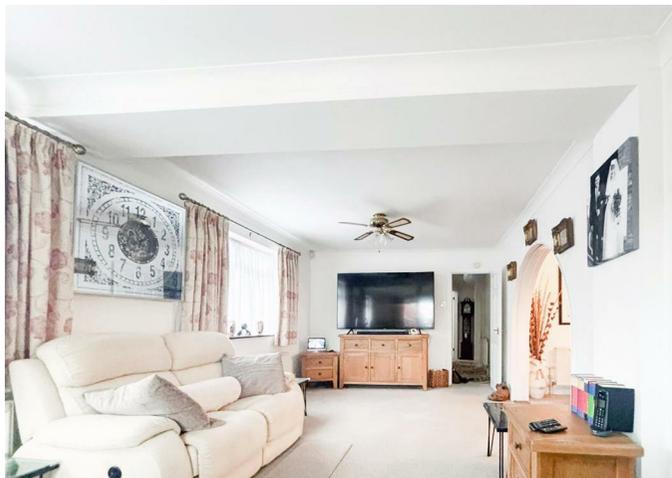
The open-plan living accommodation on the ground floor seamlessly connects the living area, a separate dining space, and a fitted kitchen. Additionally, the utility area provides extra convenience, while bedroom four and the family bathroom complete the downstairs layout. As you move to the first floor, you'll find 3 well-sized double bedrooms, with the master bedroom boasting the added benefit of an en suite WC.

Externally, the property continues to impress with a spacious rear garden, perfect for outdoor activities and family fun. With two garages and ample off-street parking available at the front, this home truly accommodates the demands of a busy family lifestyle.

Located in Walderslade, this property offers easy access to a variety of local amenities, including popular schools such as Oaklands School, Walderslade School, Greenacre School, Bradfields Academy, and The Rowans AP Academy. Additionally, you'll benefit from excellent transport connections via train, car, and bus, making it simple to reach nearby towns and providing quick access to the M2/M20 for routes to London and the Kent coast.

Don't miss out on the opportunity to make this remarkable property your own - Call Us Today to arrange your viewing appointment.

**Offers Over £475,000**



## Entrance Hallway

## Study/Bedroom 4

11'1 x 8'1 (3.38m x 2.46m)

## Bathroom

8'1 x 6'9 (2.46m x 2.06m)

## Living Room

22'2 x 11'1 (6.76m x 3.38m)

## Kitchen

11'5 x 9'7 (3.48m x 2.92m)

## Dining Room

11'0 x 10'1 (3.35m x 3.07m)

## Utility Room

6'9 x 6'6 (2.06m x 1.98m)

## Bedroom

11'1 x 8'1 (3.38m x 2.46m)

## En-Suite

6'6 x 4'4 (1.98m x 1.32m)

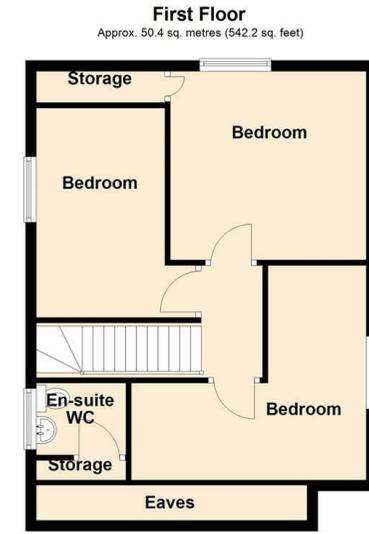
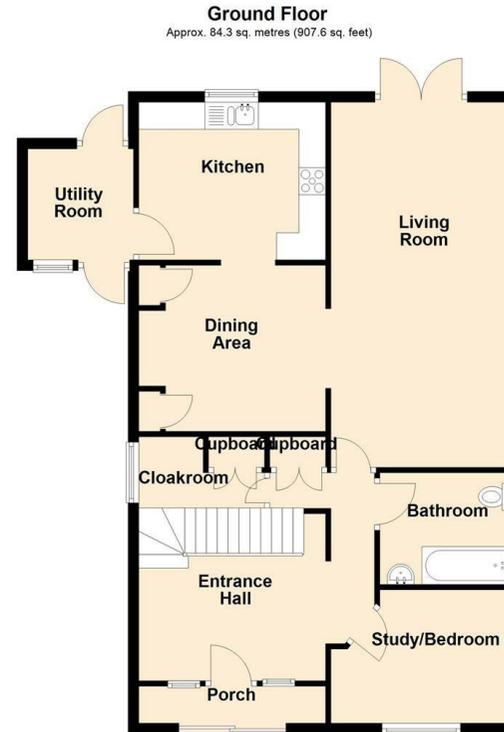
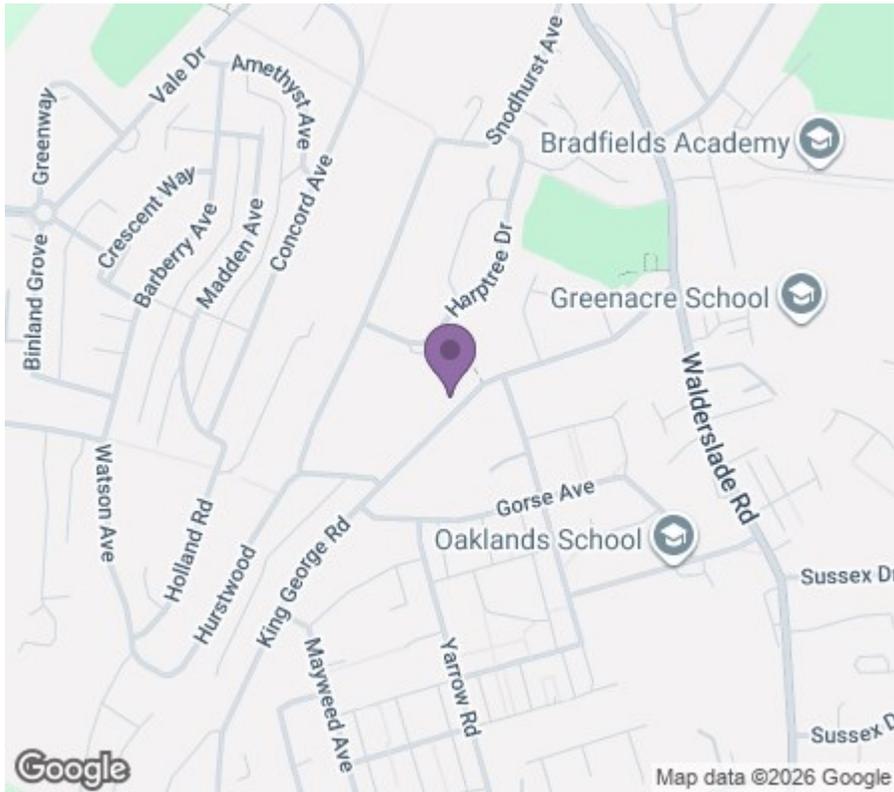
## Bedroom

12'0 x 11'5 (3.66m x 3.48m)

## Bedroom

13'0 x 7'10 (3.96m x 2.39m)





Total area: approx. 134.7 sq. metres (1449.8 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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