



1, Falkland Place, Walderslade Woods, ME5 9HR  
Offers In Excess Of £400,000

## About this property.....

Welcome to this 3-bedroom link-detached home, offering a versatile layout perfect for modern family living. Set in a sought-after location just 500m from the highly regarded Tunbury Primary School, this property combines comfort, convenience, and charm.

This chain-free home offers two reception rooms, one of which is currently being used as a playroom. The current owners have thoughtfully converted the garage to create a good sized study/home office, along with a separate utility area.

A conservatory opens onto the enclosed rear garden, providing a private and secure outdoor space perfect for children or alfresco dining. The property also benefits from driveway parking, adding to its everyday convenience.

Whether you're working from home, growing your family, or simply seeking a peaceful haven with excellent local amenities, this property ticks all the boxes. With its versatile layout and prime location, you really must view to see what this house has to offer.

## Situation.....

Walderslade Woods is a sought-after residential area interspersed by woodland. The local Primary School is Tunbury which was rated Good by Ofsted in the last inspection of 2023. Nearby Walderslade village has a range of facilities including a Co-op food store, Post Office, Library, Café and Greene King pub called The Oak which has a great food menu. The area has road links to the M2 junction 3 giving access to London and the coast. Rail commuters can either drive to Chatham or Rochester stations which have journey times to London Victoria in around 50 minutes or our choice would be to drive for around 19 minutes to Ebbsfleet and be whisked in comfort on HS1 to London St Pancras in as little as 18 minutes.

Walderslade is located to the south of the historic Medway town of Chatham, home to the major Dockyard attraction and the Universities at Medway. Residents are spoilt for shopping choice, with a traffic-free High Street, Chatham Dockside Outlet Centre and Bluewater Shopping Centre a short drive away. Chatham Maritime is the place to head for leisure, with The Historic Dockyard visitor centre, a nine-screen cinema, bars, restaurants and the Royal Engineers Museum all close together.



3



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2



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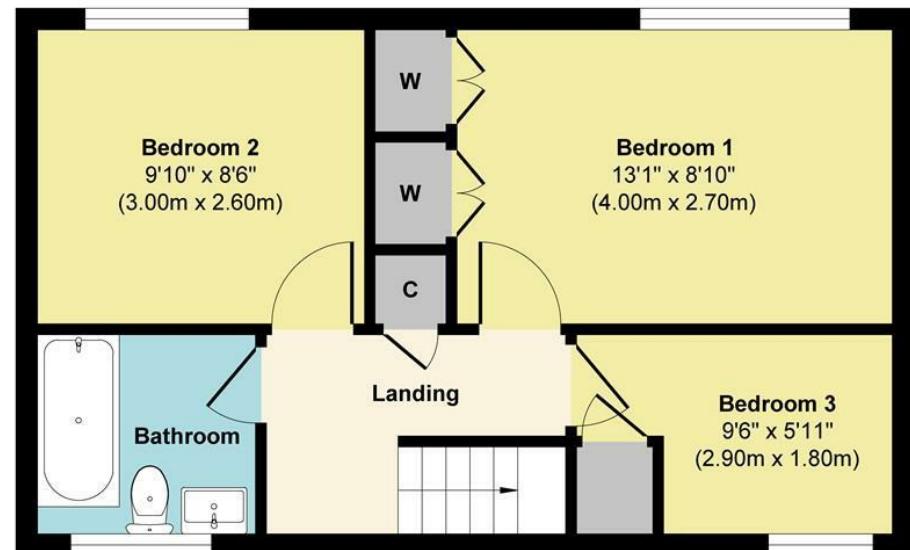
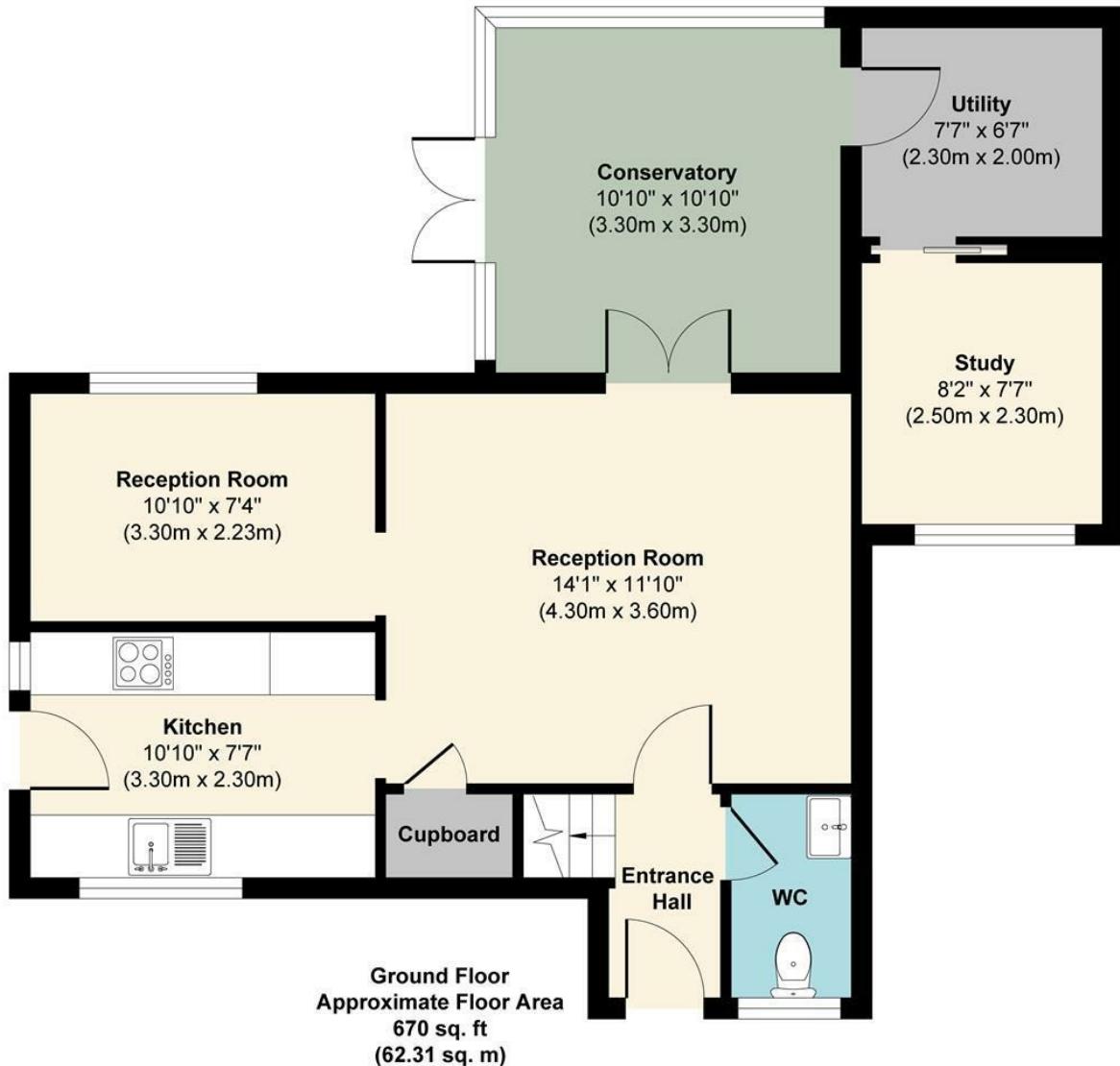






Chain Free  
3 Bedrooms  
2 Reception Rooms & Conservatory  
Separate Study - Home Office  
Utility Room  
Conservatory  
Driveway  
500m Walk To Tunbury Primary School

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**Approx. Gross Internal Floor Area 1061 sq. ft / 98.65 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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