



49 Olivine Close, Walderslade, ME5 9NQ

Welcome to the charming Olivine Close, Walderslade, where this delightful two-bedroom house offers a perfect blend of comfort and convenience. Built in 1985, the property spans a comfortable living space and is set on a generous plot, boasting a large expanse of greenery at the front, which enhances its curb appeal. Upon entering, you are welcomed into hallway then a spacious lounge that flows seamlessly into a modern kitchen and breakfast room, creating an inviting atmosphere for both relaxation and entertaining. The property features two well-proportioned bedrooms, complemented by a contemporary bathroom that caters to all your needs. The rear garden is a true highlight, offering a good-sized space with a well-maintained lawn and a stylish decking area, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the garden provides convenient access to the front of the property, leading to a garage and driveway, with side access to the garage from the garden for added practicality. One of the main attractions of living in Walderslade is its proximity to unspoilt woodland, providing residents with numerous paths for peaceful walks, allowing you to immerse yourself in the beauty of rural Kent while being just a stone's throw from major transport links. This property is not just a house; it is a home that offers a serene lifestyle in a vibrant community. With a council tax band of C, this residence is an excellent opportunity for those seeking a blend of modern living and natural beauty.

- 2 BEDROOMS
- CONTEMPORARY BATHROOM
- KITCHEN/BREAKFAST ROOM
- GARAGE
- DRIVEWAY
- REAR GARDEN
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C
- VIEING ADVISED

£325,000



Approximate total area⁽¹⁾
722 ft²
66.9 m²

Reduced headroom
17 ft²
1.5 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Environmental Impact (CO ₂) 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		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	