



Polhill Drive, Chatham, ME5 9NX
Offers In The Region Of £425,000




Offered to the market with no forward chain, this spacious and versatile four bedroom split-level detached home presents an excellent opportunity for buyers looking to create their ideal family home.

Requiring modernisation, the property offers generous accommodation arranged over split levels. To the ground floor, there is a living room, dining room, study, kitchen, and a shower room, providing flexible living space. The first floor continues the split level layout, comprising four well proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden with steps leading to the entrance. The good-sized rear garden is arranged over tiered levels, offering plenty of potential for landscaping and outdoor enjoyment. To the rear, there is off-road parking and a detached garage, accessed via a service road.

Situated in a popular residential location, this property is ideally suited for families and commuters alike, and represents a fantastic opportunity to put your own stamp on a substantial home.

- No Forward Chain
- In Need Of Updating
- Detached Family House
- Four Bedrooms
- Three Reception Rooms
- Ground Floor Shower Room
- First Floor Bathroom
- Detached Garage
- Views To Rear
- Walderslade Village Shops and Woods Nearby

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





LOCAL AREA INFORMATION FOR Waldersalde

Situated on Polhill Drive in the sought after residential area of Walderslade, the property enjoys a quiet, well established setting popular with families and professionals alike.

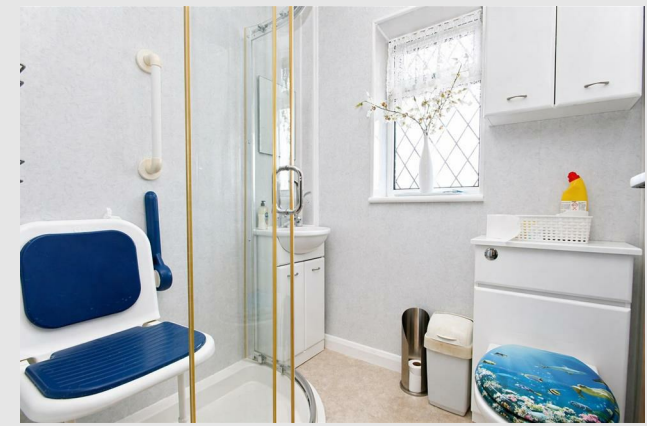
The area offers a good range of local amenities including shops, supermarkets, cafes, and well-regarded schools, making it a convenient and practical place to live. More extensive shopping, leisure and dining facilities can be found in Maidstone and surrounding areas.

For commuters, the location is well served by road and rail connections, with easy access to the M2 and M20 motorway networks providing routes towards London and the Kent coast. Mainline stations at Rochester, Chatham Railway Station and Maidstone East Railway Station offer regular services into central London.

A particular highlight of the location is its proximity to the beautiful woodland walks of Walderslade Woods, offering extensive green space, nature trails, and a peaceful natural setting just moments from the property.

ADDITIONAL INFORMATION

- Freehold
- Council Tax Band E
- EPC Rating C
- Double Glazing
- Gas Central Heating
- Loft



Ground Floor



First Floor



Total area: approx. 123.7 sq. metres (1331.9 sq. feet)

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