

# Bluebell

ESTATES



18, Burmarsh Close, Chatham, ME5 7LZ  
£280,000

## About this property.....

\*\*\* VIEWING SLOTS AVAILABLE SATURDAY 11TH APRIL, 10:30AM-12:00PM. CALL NOW TO SECURE YOUR PRIVATE APPOINTMENT. \*\*\*

A well-presented two-bedroom semi-detached home, tucked away in an elevated position within a quiet no-through road in the popular Princes Park area of Walderslade.

The property offers a bright living room and a sociable kitchen/dining room with French doors opening onto the rear garden. Upstairs are two good-sized bedrooms and a contemporary bathroom.

The easterly-facing rear garden is attractively arranged with a patio, raised lawn, and a further elevated seating area ideal for enjoying the afternoon sun, along with a pond feature.

To the side, there is a driveway providing off-road parking for two vehicles. The property also benefits from recently installed double glazing and a modern gas fired combination boiler.

## Situation.....

The property is positioned within Walderslade, a highly regarded residential area on the southern fringes of Chatham, known for its quiet, family-friendly environment and strong sense of community. The immediate area is characterised by well-kept homes, green spaces, and a more relaxed pace of life, making it particularly appealing to families and professionals alike. Locally, residents benefit from a range of everyday conveniences including nearby shops, cafés, and popular pubs, as well as easy access to Walderslade Village Centre for essentials. There are also a number of well-regarded primary and secondary schools within close proximity, further enhancing the area's appeal for families. For those who enjoy the outdoors, Walderslade is surrounded by areas of open countryside and woodland walks, offering plenty of opportunities for recreation right on your doorstep. Capstone Farm Country Park is also nearby, providing expansive green space, walking trails, and family-friendly activities.

Chatham itself is a vibrant and well-connected town, offering an extensive range of retail, leisure, and educational facilities. A standout attraction is The Historic Dockyard Chatham, an impressive 80-acre maritime heritage site widely regarded as one of Britain's finest. Nearby, the marina and Dockside Outlet provide a lively waterfront setting with an excellent selection of restaurants, shops, and a cinema. Excellent transport connections further enhance the appeal, with convenient access to Junction 3 of the M2, providing swift routes towards London and the Kent coastline, while mainline rail services from nearby stations offer direct links into the capital.







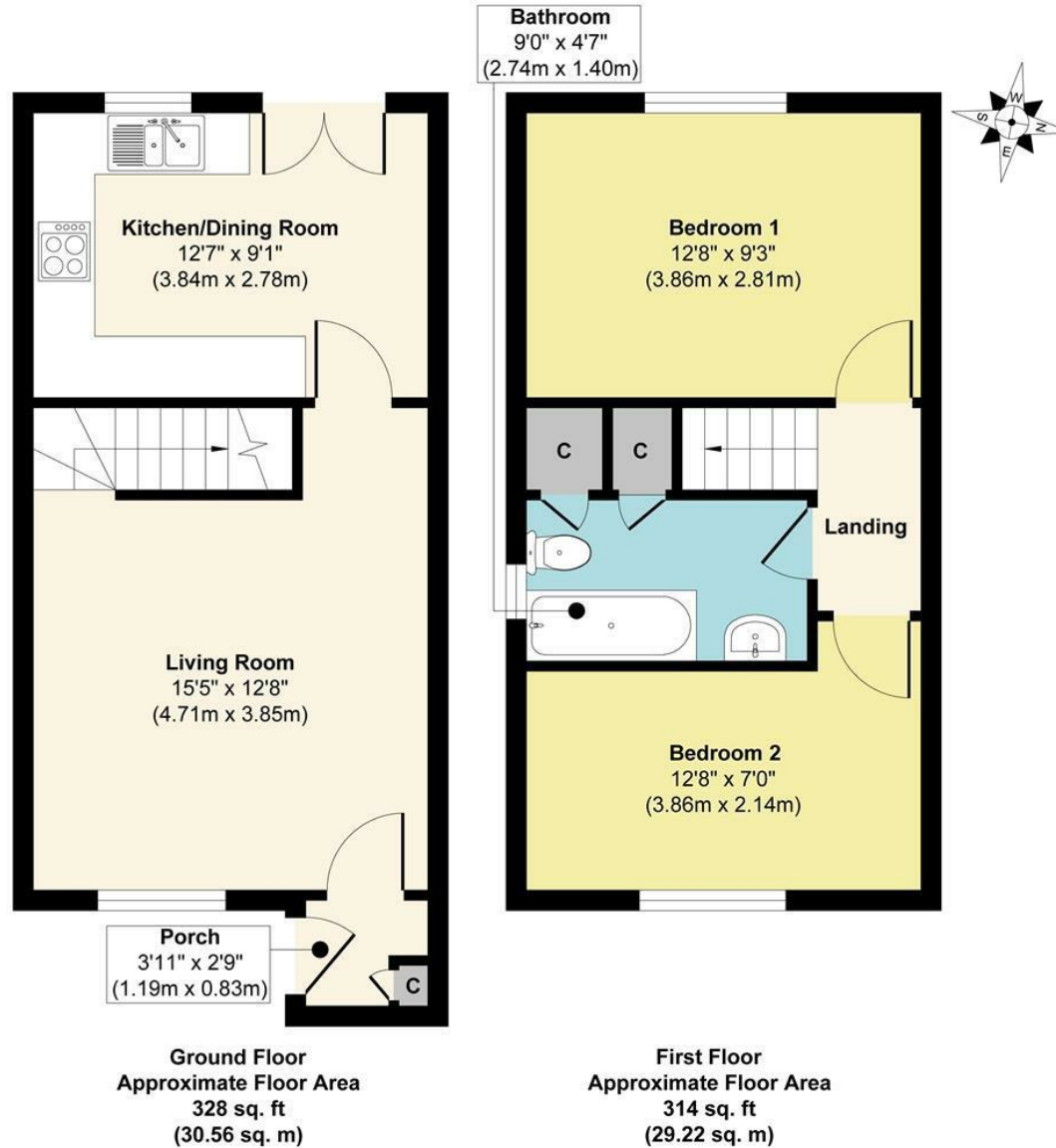


## What the owner says.....

"I've loved living at Burmarsh for the past five years. It's been a great base for commuting close to both M2 and M20. The property has been easy to maintain with friendly neighbours and a real community vibe on the street. I've always felt very safe living here and have enjoyed putting my stamp on the place. It's time to move on to somewhere closer to family with my partner but I'll always have fond memories here."



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**Approx. Gross Internal Floor Area 642 sq. ft / 59.78 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.

