

# Bluebell

ESTATES



166, Princes Avenue, Walderslade, Chatham, ME5 8AL

£400,000

## About this property.....

This extended three-bedroom end-of-terrace home has been recently refurbished, offering well-balanced and adaptable accommodation throughout. The centrepiece of the home is the newly installed kitchen, featuring a sleek breakfast bar and full-width bi-fold doors that open directly onto the garden, providing a natural connection between indoor and outdoor spaces.

The property includes a thoughtfully arranged living area with a media wall and integrated artificial fire, adding a contemporary focal point, along with a useful utility area/cloakroom. Upstairs, the property comprises two double bedrooms, a smaller third bedroom, and a family bathroom, all presented in keeping with the rest of the home.

Externally, the property benefits from a generous rear garden, suitable for both relaxation and entertaining, as well as a garden cabin currently used as a work-from-home space, offering flexibility for a range of uses. To the front, there is a driveway providing off-road parking for 3-4 vehicles.

Overall, this is a well-presented home that offers practical living with modern features, ideal for a variety of buyers.

## Situation.....

The property is located in Walderslade on the outskirts of Chatham. Chatham is a bustling town renowned for its comprehensive array of retail, educational, and recreational facilities, making it an ideal place for residents and visitors alike.

At the heart of Chatham's cultural offerings is the Historic Dockyard, an 80-acre heritage site that stands as one of Britain's premier maritime destinations. Here, visitors can explore a Cold War submarine, a WWII destroyer, and a Victorian sloop, providing a fascinating glimpse into the nation's naval past. Adjacent to the dockyard is a lively marina and a retail outlet, home to numerous restaurants, shops and a cinema, ensuring a delightful experience for those seeking leisure and dining options.

Chatham's recreational facilities include a modern bowling alley and a theatre, catering to diverse entertainment preferences. For families and students, the town offers excellent educational institutions, ranging from primary schools to colleges, ensuring quality education within the community. Additionally, the town benefits from robust road links, particularly to Junction 3 of the M2, providing easy access to both London and the picturesque Kent coast.











## What the owner says.....

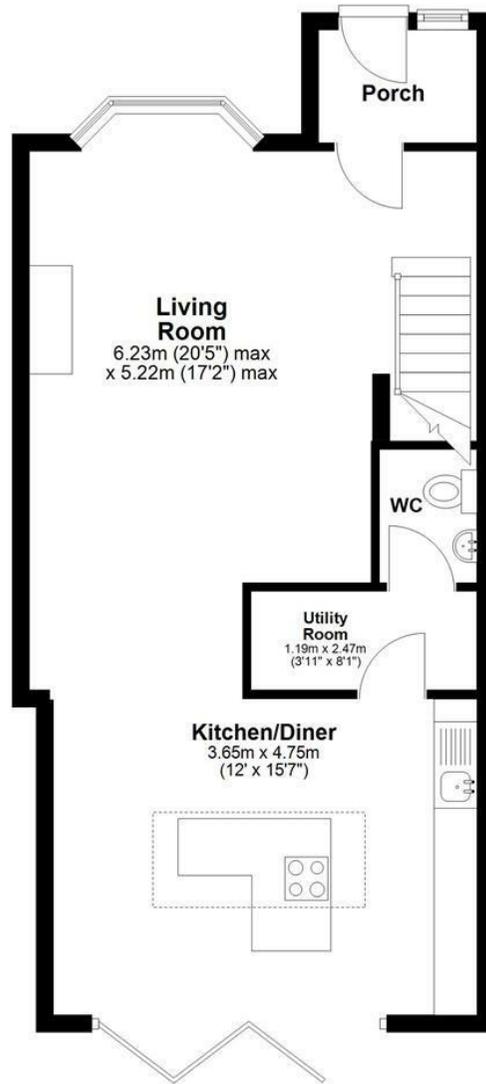
Princes Avenue has been so much more than just a house to us—it has been a home filled with love, laughter, and unforgettable memories. As our second home, we poured our hearts into a full renovation and restoration, creating a space where family and friends could come together for countless summer gatherings and cosy winter celebrations. It's also the home we proudly brought our son back to, finally making it our true family home. One of its most special features is the garden, a firm favourite that enjoys plenty of sunshine and provides a peaceful backdrop for relaxing, entertaining, and making memories. Princes Avenue will always hold a very special place in our hearts, but as a new venture now calls, it's time for another family to begin their own story here.



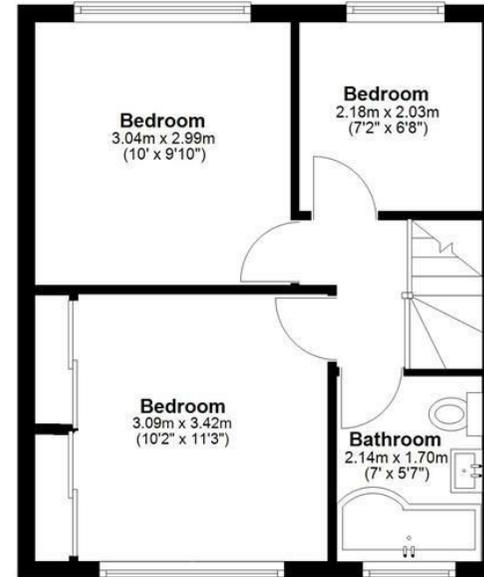


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### Ground Floor



### First Floor



Total area: approx. 86.4 sq. metres (930.2 sq. feet)

#### 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.





