



## 4 Monarch Close

Walderslade Chatham ME5 7PD

**Offers Over £275,000**



Nestled in the charming area of Monarch Close, Walderslade, Chatham, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers or those seeking a comfortable home. The property boasts a well-designed layout, featuring a welcoming reception room that provides a perfect space for relaxation and entertaining.

The modern kitchen is equipped with contemporary fittings, making it a joy to prepare meals and entertain guests. The property also includes a stylish bathroom, ensuring convenience and comfort for its residents. Both bedrooms are generously sized, offering ample space for rest and personalisation.

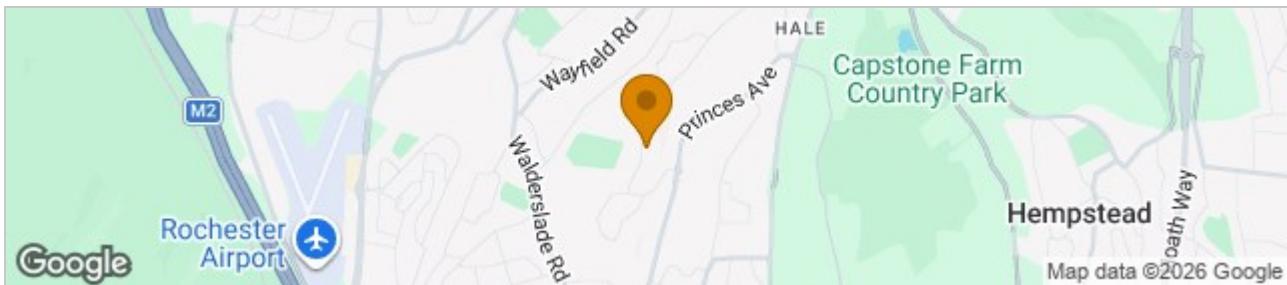
One of the standout features of this home is the easy-to-maintain rear garden, which provides a lovely outdoor space for enjoying the fresh air or hosting gatherings. Additionally, the property comes with an allocated parking space, a valuable asset in this sought-after area.

As a freehold property, it offers the freedom and flexibility that many homeowners desire. With a council tax band of B, this home is not only appealing in terms of its features but also in its affordability.

This terraced house is move-in ready, allowing you to settle in without delay. Its prime location and modern amenities make it the perfect first home or a wonderful investment opportunity. Do not miss the chance to make this charming property your own.



## Area Map



## Floor Plans

**Ground Floor**

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Approximate total area<sup>(1)</sup>  
578 ft<sup>2</sup>  
53.7 m<sup>2</sup>

Reduced headroom  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

**Floor 1**

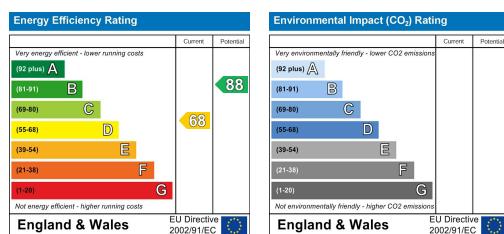
(1) Excluding balconies and terraces

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 Graph



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