



## 34 Raleigh Close

Walderslade, Chatham ME5 7SB

**Offers Around £325,000**



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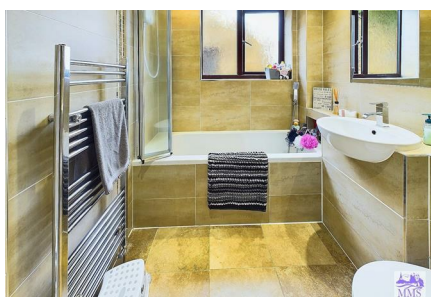
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Virtual tour available. Welcome to this charming semi detached property located on Raleigh Close in the sought-after village of Walderslade. This delightful house boasts a spacious lounge/diner, a modern fitted kitchen, three bedrooms, and a family bathroom, providing ample space for comfortable living.

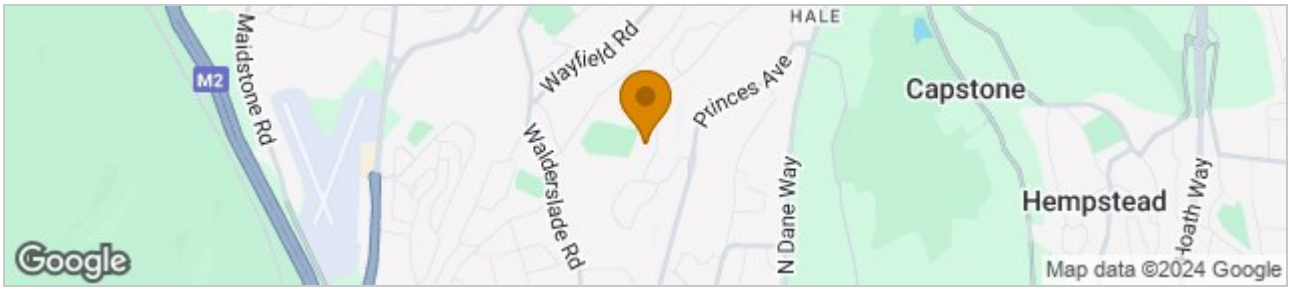
Built in 1985, this property offers a generous amount of living space, perfect for a family looking to settle down in a peaceful neighbourhood. The large rear garden not only provides a lovely outdoor space but also offers far-reaching views of the neighbouring towns, creating a serene and picturesque setting.

Convenience is key with parking available for up to three vehicles, including a garage and a drive for one car. The EPC rating of D ensures energy efficiency, while being in council tax band C offers financial benefits.

Located in a sought-after village, this property is surrounded by many amenities, making daily life a breeze. Whether you're looking for a peaceful retreat or a family-friendly environment, this house on Raleigh Close is sure to tick all the boxes for your next dream home.



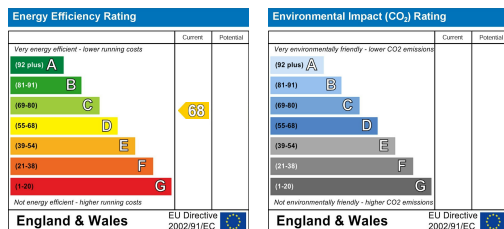
## Area Map



## Floor Plans

<p><b>Ground Floor</b></p>	<p><b>Approximate total area<sup>®</sup></b> 887.81 ft<sup>2</sup> 82.48 m<sup>2</sup></p> <p><b>Reduced headroom</b> 17.01 ft<sup>2</sup> 1.58 m<sup>2</sup></p>
<p><b>Floor 1</b></p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</p> <p><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p><small>Calculations are based on RICS IPMS 3C standard.</small></p> <p><b>GIRAFFE360</b></p>

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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