



## 40 Myrtle Crescent, Walderslade, Chatham, Kent, ME5 0UZ

draft details. \*2 DOUBLE BEDROOMS\*\*GENEROUS GARDEN\*\* DRIVEWAY FOR 2 CARS\*\*UTILITY ROOM\*\*

A great starter home with little work to do. This 2 bedroom semi detached house has bags of potential with its great size garden and generous space to the front. With two double bedrooms 2 reception rooms a good size kitchen and a utility room, there really is more than meets the eye to this fabulous home! The bathroom is located on the first floor with a separate W.C. Added benefits include gas central heating, double-glazed windows front and rear gardens and a drive way for two cars. Located within close proximity to local schools and shops and within easy driving access to the M2/M20.

Call today to book your internal viewing  
This property is EPC rated C

- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- FITTED KITCHEN
- UTILITY ROOM
- GENEROUS REAR GARDEN
- PARKING FOR TWO CARS
- DOUBLE-GLAZED WINDOWS
- GAS CENTRAL HEATING
- EPC RATED C

**£260,000**



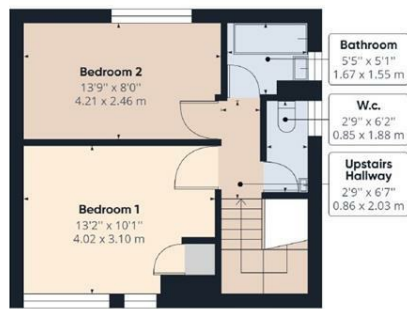
Ground Floor Building 1

Approximate total area<sup>(1)</sup>

737.72 ft<sup>2</sup>  
68.54 m<sup>2</sup>

Reduced headroom

11.64 ft<sup>2</sup>  
1.08 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

