



# 10 Birchfields

Walderslade ME5 8AE

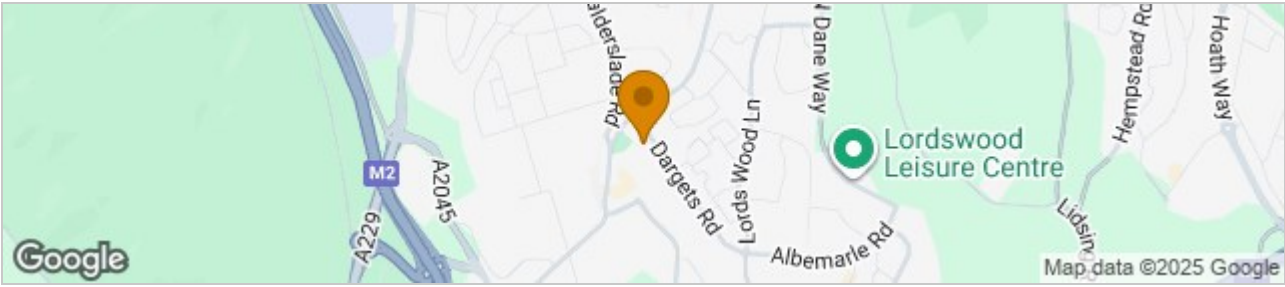
**Offers Around £375,000**



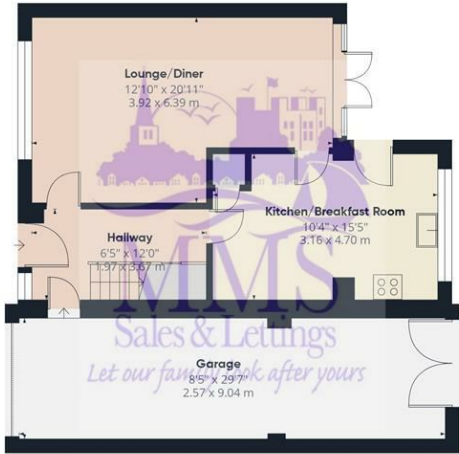
Welcome to Birchfields, in the village of Walderslade Chatham, where this charming semi-detached house offers a wonderful blend of space and comfort, perfect for family living. Built in the 1960s, this property spans an impressive amount of square feet and boasts a well-thought-out layout that caters to modern needs. Upon entering, you are greeted by a welcoming entrance hall with an integral door from the hallway granting access to a tandem garage, adding to the convenience of this home. The hallway also leads to a spacious kitchen breakfast room, ideal for casual dining and entertaining. The large lounge diner provides a perfect setting for family gatherings. The first floor features three generously sized double bedrooms, ensuring ample space for family members or guests. A well-appointed family bathroom serves this level, providing functionality and comfort. The loft has been thoughtfully converted to create a magnificent master bedroom, complete with an en-suite shower room, offering a private retreat for relaxation. Outside, the property boasts a lovely rear garden, predominantly laid to lawn, providing a perfect space for children to play or for hosting summer barbecues. The front drive accommodates parking for one vehicle, enhancing the practicality of this home. Located within close proximity to local schools, shops, and motorway links, this property is ideally situated for both convenience and accessibility. With a council tax band of C and an EPC rating of C, this home is not only spacious but also energy efficient. This fantastic property truly has so much to offer and is ready to welcome its new owners.



# Area Map



# Floor Plans



Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 1358 ft<sup>2</sup>  
 126.1 m<sup>2</sup>

**Reduced headroom**  
 32 ft<sup>2</sup>  
 3 m<sup>2</sup>

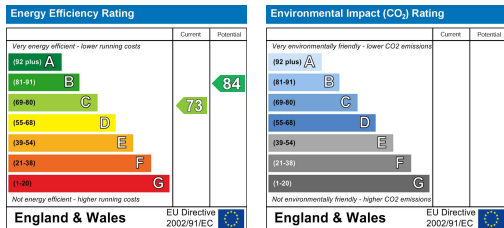
(1) Excluding balconies and terraces

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.

GIRAFFE360

# Energy Efficiency Graph



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