



18 Meadside Walk

Chatham, ME5 0TJ

NO ONWARD CHAIN!

GREENLEAF PROPERTY SERVICES are delighted to introduce this end-of-terrace family home bursting with potential, in a sought-after residential cul de sac in Walderslade, Chatham. Built in the 1970s, and available for the first time since then, the property boasts three bedrooms, an upstairs bathroom and separate WC, a spacious lounge/diner, integral garage and off road parking, and lovely established gardens to front and rear. Whilst the property has been well cared for by the current owners during their time, it is now in need of updating and modernisation throughout, however the potential is there to create a lovely family home in this quiet and peaceful location just a short walk to the lovely Hook Meadow. In our opinion, there is also potential to convert the garage to further accommodation or perhaps extend to the rear of the property, subject to the new owners wishes, and usual permissions.

The layout briefly comprises of: Compact entrance porch into the hallway, access to kitchen, and into the spacious lounge/diner with stairs up to the first floor and patio doors out to the garden, (there is also gated side access from the front to rear of house); The upstairs landing gives access to three bedrooms (two doubles and one single), and separate bathroom and WC. The integral garage is accessed via an up and over door to the front.

Located close to highly regarded schools for all age groups, leisure facilities, and nearby Walderslade Village with its range of shops and amenities, all A2/M2/M20 road links to London and coast, and trains stations to London are a short drive away. A further fantastic selection of restaurants, shopping and leisure facilities can be found in nearby Chatham, Gillingham and historic Rochester. Interest is sure to be strong in this family home with so much potential, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £275,000

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- END OF TERRACE HOUSE IN QUIET CUL DE SAC LOCATION
- INTEGRAL GARAGE AND OFF ROAD PARKING
- SHORT DRIVE TO STATION WITH FAST TRAINS TO LONDON
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD
- NO ONWARD CHAIN / VACANT PROPERTY
- ESTABLISHED GARDENS TO FRONT AND REAR
- CLOSE TO ALL A2/M2/M20 ROAD LINKS
- THREE BEDROOMS
- IN NEED OF UPDATE AND MODERNISATION THROUGHOUT
- CLOSE TO LOCAL SHOPPING, LEISURE AND DINING AMENITIES

Entrance Porch

3'1" x 2'9" (0.95m x 0.85m)

Useful entrance porch, with exposed brick wall and vinyl flooring, door into main hallway.

Hallway

8'0" x 2'11" (2.45m x 0.9)

With neutral carpet and decor, hallway giving access to kitchen, and lounge/diner.

Kitchen

10'5" x 6'6" (3.2m x 2.0m)

Cupboards to wall and floor, space for washing machine and fridge-freezer, wood-effect worktops with dated splashback tiles, neutral decor, window to front of house.

Lounge/Diner

18'2" x 14'9" (5.55m x 4.5m)

Great size lounge/diner with glass divider to stairs up to first floor, neutral carpet and decor, electric fireplace, floor-to-ceiling window to rear with fitted blinds, patio doors out to garden, built-in cupboard to one corner of room.

Landing

10'7" x 2'9" (3.25m x 0.85m)

Spacious landing with neutral carpet and decor giving access to three bedrooms, bathroom and WC, large storage cupboard, and loft. (The loft is partially boarded).

Bedroom One

12'1" x 10'9" (3.7m x 3.3m)

Double bedroom with exposed floorboards and neutral decor, window to rear with pleasant views.

Bedroom Two

10'11" x 11'7" (3.35m x 3.55m)

Double bedroom with neutral carpet and decor, built-in cupboard, window to front of house.

Bedroom Three

8'10" x 6'10" (2.7m x 2.1m)

Single bedroom with window to rear, built-in cupboard, neutral carpet and decor.

Bathroom

6'0" x 5'8" (1.85m x 1.75m)

With white suite consisting of bath and basin, vinyl flooring and neutral wall tiles, window to front.

WC

5'4" x 2'7" (1.65m x 0.8m)

With WC, wall cabinet possibly to stay, vinyl flooring and neutral decor.

Gardens

Good size private and established rear lawn garden with range of plants, shrubs and trees, all fully fenced, gated side access to front of house, with further attractive garden area with established plants, trees and shrubs, off road parking with potential to create more. In our opinion there is potential to extend the rear also, or perhaps add a conservatory, subject to the new owners wishes and usual permissions.

Garage

18'0" x 7'8" (5.5m x 2.35m)

Single garage with up and over door, boiler and meters housed here, built-in cupboards, power and light, potential to

create further accommodation subject to the new owners wishes and usual permissions.

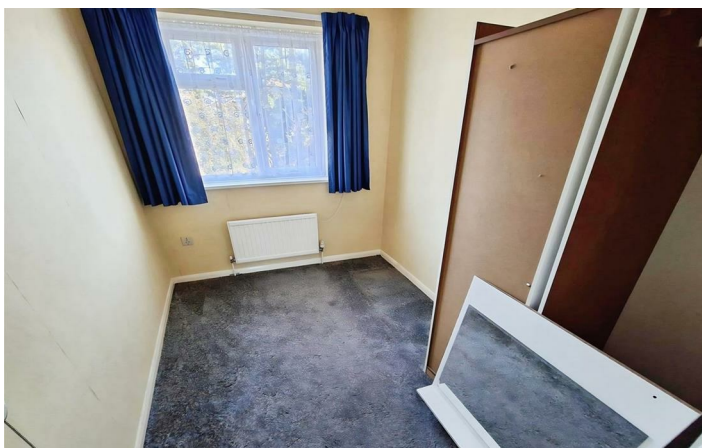
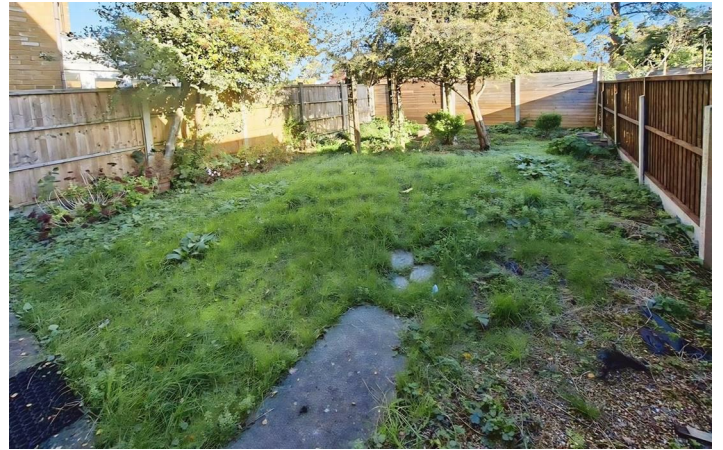
Agents Note

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Agents Note

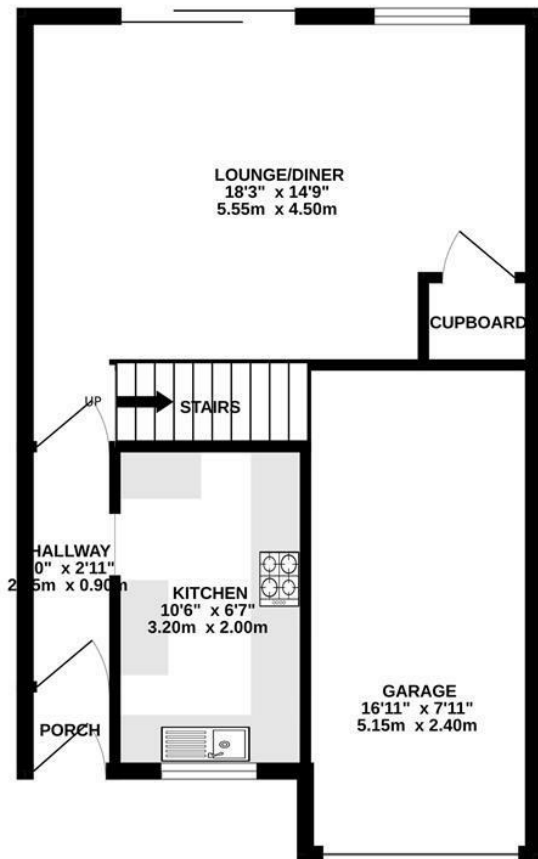
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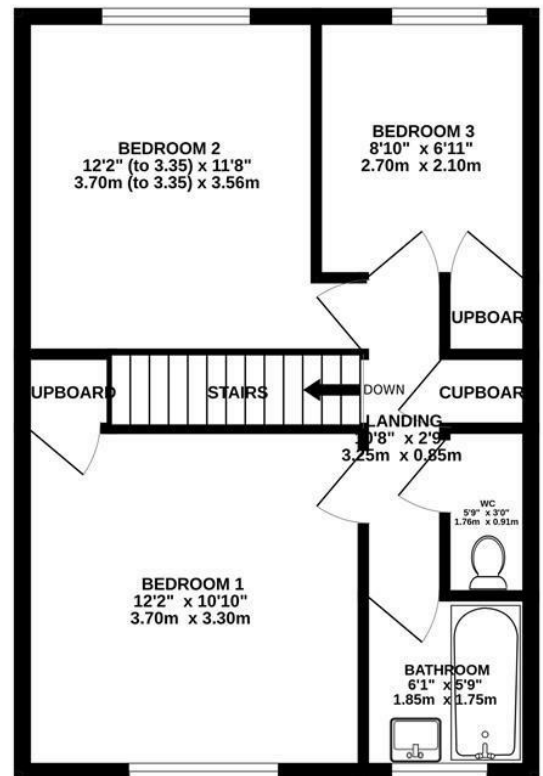




GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

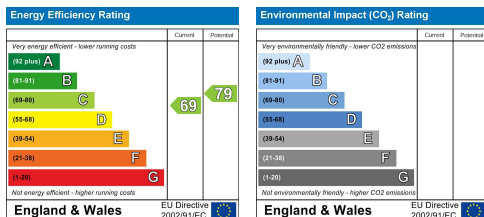


1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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