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WATERMAN
EXCLUSIVE



Falkland Place, Chatham, ME5 9HR

Offers in excess of £350,000

We are pleased to bring to the market this 3 BEDROOM SEMI DETACHED HOUSE located in Walderslade. When entering the property you are greeted by a SPACIOUS LOUNGE which leads through to the OPEN PLAN KITCHEN/DINER. There is a CONSERVATORY to the rear of the house which overlooks the BEAUTIFULLY LANDSCAPED GARDEN. Upstairs there are 2 DOUBLE BEDROOMS and a GOOD SIZE 3RD BEDROOM, 2 of which have BUILT IN STORAGE. Also on the first floor is the MODERN FAMILY BATHROOM. This property benefits from a GARAGE and driveway to the front too.

The property is located nearby to a number of popular schools. Lordswood Leisure Centre can also be found close by. Walderslade Village offers a variety of local shops as well as a doctors surgery. There are also good transport links to Chatham and Maidstone as well as Bluewater Shopping Centre and Ebbsfleet International Train Station. Chatham and Rochester train stations are also nearby with regular trains into London.

Council tax band - C



3 Falkland Place, Chatham, ME5 9HR

GROUND FLOOR

Living Room

14'8 x 13'8 (4.47m x 4.17m)

Kitchen/Diner

13'8 x 11 (4.17m x 3.35m)

Conservatory

13'8 x 9'7 (4.17m x 2.92m)

FIRST FLOOR

Master Bedroom

13'8 x 7'4 (4.17m x 2.24m)

Bedroom 2

10'1 x 7'4 (3.07m x 2.24m)

Bedroom 3

10'8 x 6'1 (3.25m x 1.85m)

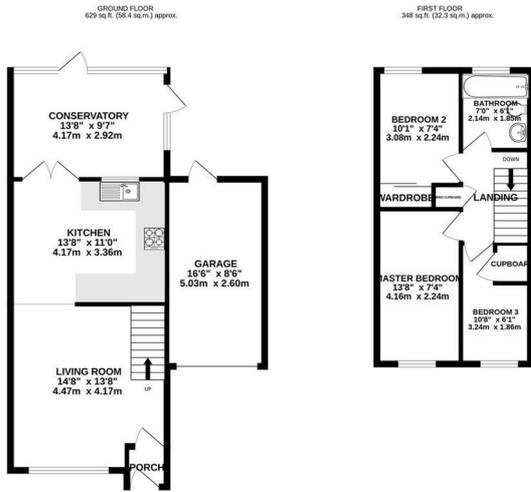
Bathroom

7 x 6'1 (2.13m x 1.85m)

EXTERNAL

Garage

16'6 x 8'6 (5.03m x 2.59m)



TOTAL FLOOR AREA: 977 sq ft. (90.8 sq m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of actual buildings should be taken and used for all quotations and no responsibility is taken for any error or omission in the figures. The plans, figures and specifications shown here are intended as a guide only and do not constitute an offer of any kind.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	78
England & Wales		EU Directive 2002/91/EC	

Environmental impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	