



THE  
HOMES  
GROUP



Boxley Road, Chatham, ME5 9LJ  
Asking price £500,000 Freehold





The Homes Group are delighted to present to the market this four bedroom detached house. Set in a sought-after location, close to both Walderslade Village and Walderslade Woods, this house would make the perfect family home and provides flexibility of use.

Benefits include: Four bedrooms, 22'1 lounge with doors to the balcony, 12'0 modern fitted kitchen which is open to the 12'6 dining room, large 18'6 third reception room (currently used as a bedroom), family bathroom with four piece suite, double glazing, central heating, cloakroom/WC, built in storage, approx 100' rear garden with paved patio and far reaching views from upper tiered sections, and front garden with driveway parking for several cars.

The layout of the rooms as below:

#### **Entrance Porch**

#### **Entrance Hall**

#### **Lounge**

22'1 x 13'10 narrowing to 10'11 (6.73m x 4.22m narrowing to 3.33m)

#### **Balcony**

#### **Reception Room**

18'6 x 13'9 at widest points (5.64m x 4.19m at widest points)

#### **Kitchen**

12'0 x 10'2 (3.66m x 3.10m)

#### **Dining Room**

12'6 x 8'2 (3.81m x 2.49m)

#### **Cloakroom/WC**

5'9 x 3'8 (1.75m x 1.12m)

#### **Bedroom Four**

9'10 x 8'9 (3.00m x 2.67m)

#### **Landing**

#### **Bedroom One**

13'11 x 11'0 (4.24m x 3.35m)

#### **Bedroom Two**

13'11 x 9'1 (4.24m x 2.77m)

#### **Bedroom Three**

10'6 narrowing to 9'7 x 7'8 (3.20m narrowing to 2.92m x 2.34m)

#### **Bathroom**

12'3 x 5'9 (3.73m x 1.75m)

#### **Rear Garden**

approx 100' x 30' (approx 30.48m x 9.14m)

#### **Driveway to front**

approx 43' x 24' (approx 13.11m x 7.32m)

#### **Tenure: Freehold**

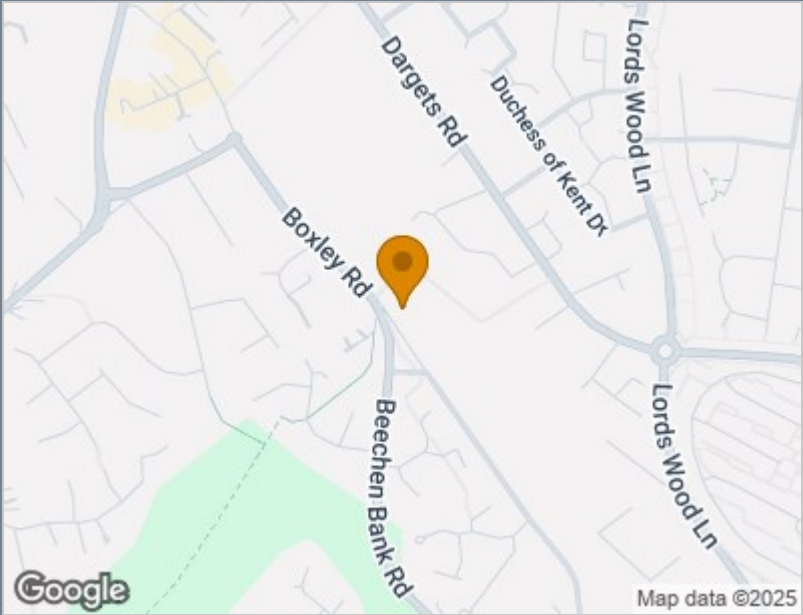
#### **Council Tax: Band E**











| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>81</b> |
| (69-80) <b>C</b>                            | <b>72</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**Viewing**  
Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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