



**Guide Price**  
**£270,000**

**Freehold**

3x  1x  2x 

**Boxley Road,  
Walderslade, Chatham,  
Kent, ME5**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- A lovely property located in a popular location
- Potential to extend subject to the relevant consents
- Private rear garden which is a great size
- Great views over valley
- Detached double garage

## Accommodation

### ENTRANCE PORCH

Hallway

Cellar

Lounge : 12'7 x 10'0 (3.84m x 3.05m)

Dining Room: 9'8 x 9'6 (2.95m x 2.90m)

Kitchen : 9'8 x 9'6 (2.95m x 2.90m)

Lean-to: 10'1 x 6'1 (3.08m x 1.86m)

### FIRST FLOOR LANDING

Bedroom 1 : 10'9 x 9'8 (3.28m x 2.95m)

Bedroom 2 : 10'0 x 8'8 (3.05m x 2.64m)

Bedroom 3: 8'4 x 6'1 (2.54m x 1.86m)

Shower Room : 6'3 x 5'9 (1.91m x 1.75m)

### OUTSIDE

Rear garden

Detached Double Garage

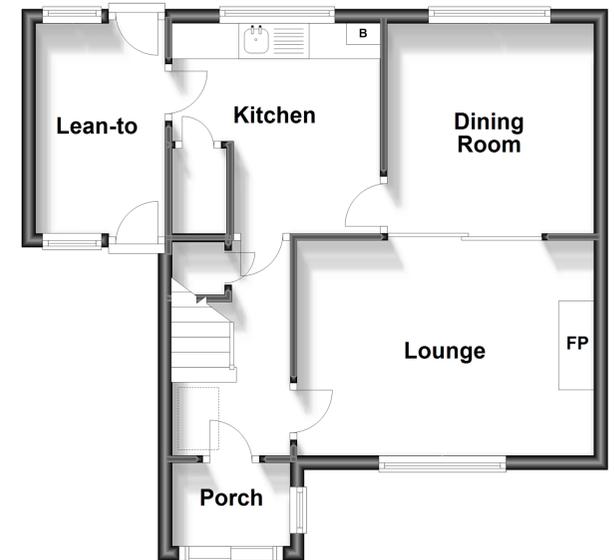
Left Garage : 16'2 x 12'5 (4.93m x 3.79m)

Right Garage : 16'2 x 8'3 (4.93m x 2.52m)

**Call Walderslade - 01634 865661 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 44.3 sq. metres (476.8 sq. feet)



**First Floor**  
Approx. 36.4 sq. metres (392.3 sq. feet)



12143525/20231021/ML/KG