



**OVER 60?**

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

**Price**

**£950,000**

**Freehold**

5x  3x  2x 

**Warren Road, Bluebell  
Hill, Chatham, Kent, ME5**

*Wards*  
Helping you move forwards

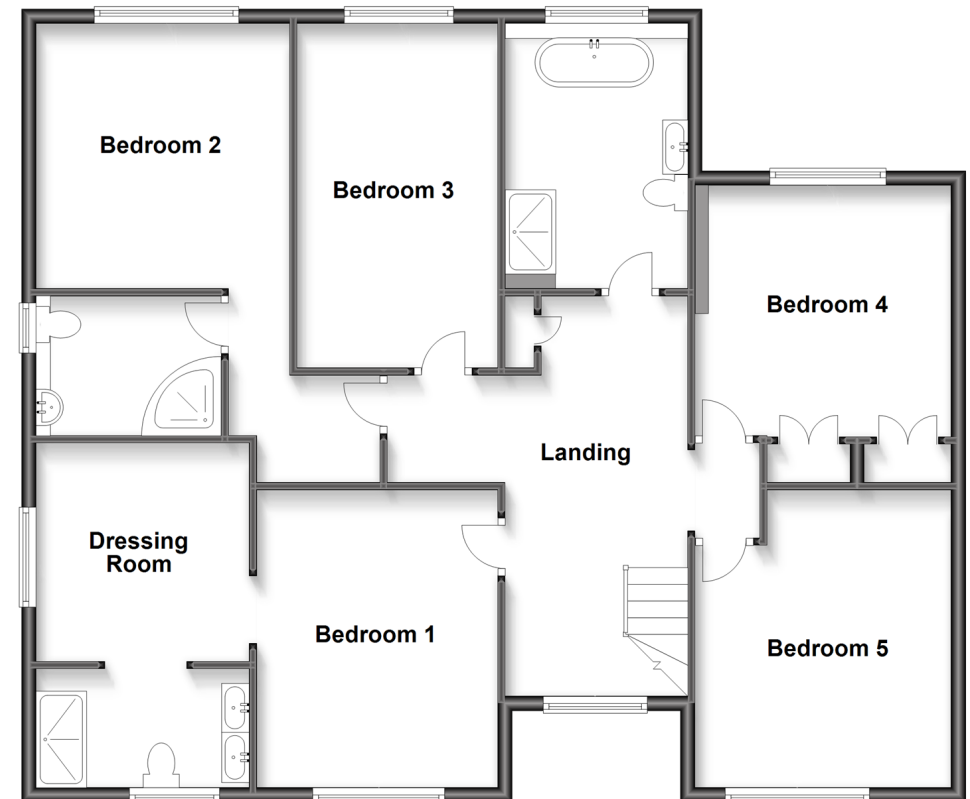
## Ground Floor

Approx. 124.3 sq. metres (1337.9 sq. feet)



## First Floor

Approx. 122.5 sq. metres (1318.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 27'3 x 11'1 (8.31m x 3.38m)  
 Family Room: 12'6 x 12'1 (3.81m x 3.69m)  
 Cinema Room: 12'6 x 8'1 (3.81m x 2.47m)  
 Study: 10'2 x 7'3 (3.10m x 2.21m)  
 Utility Room : 10'2 x 7'7 (3.10m x 2.31m)  
 Cloakroom  
 Kitchen/Diner: 30'7 x 11'1 (9.33m x 3.38m)

### FIRST FLOOR

Landing  
 Bedroom 1: 16'9 x 11'1 (5.11m x 3.38m)  
 Dressing Room : 10'2 at widest point x 9'9 (3.10m x 2.97m)  
 En-suite Shower Room  
 Bedroom 2: 10'2 x 6'7 (3.10m x 2.01m)  
 En-Suite Shower Room

Bedroom 3: 15'9 x 6'1 (4.80m x 1.86m)  
 Bedroom 4: 16'3 into recess x 11'1 (4.96m x 3.38m)  
 Bedroom 5: 11'1 x 11'1 (3.38m x 3.38m)  
 Family Bathroom

### OUTSIDE

Garden  
 Detached Double Garage  
 Driveway





## Main features

- Very impressive executive family home with a versatile layout
- Cinema room and office for home working
- Sought after and exclusive location
- En-suite to main bedroom plus walk in wardrobe
- Private and child friendly garden and detached double garage
- No chain



### Nearest Schools

Primary Schools: Tunbury Primary 0.7 miles, Burham C of E Primary 1.1 miles, Walderslade Primary 1.3 miles.  
Secondary Schools: Greenacre School 1.6 miles, Walderslade Girls' School 1.7 miles, Bradfields School 2.0 miles.



### Transport Information

Train Stations: New Hythe 2.5 miles, Snodland 2.5 miles, Aylesford 2.6 miles



### Address

Warren Road, Bluebell Hill, Chatham, Kent, ME5



### Directions

For directions to this property please contact us.





Call Walderslade Branch 01634 865661 ■ [wardsofkent.co.uk](http://wardsofkent.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.



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