



**Guide Price**  
**£450,000**

**Freehold**

3x  2x  2x 

**Snodhurst Avenue,  
Walderslade, Chatham,  
Kent, ME5**

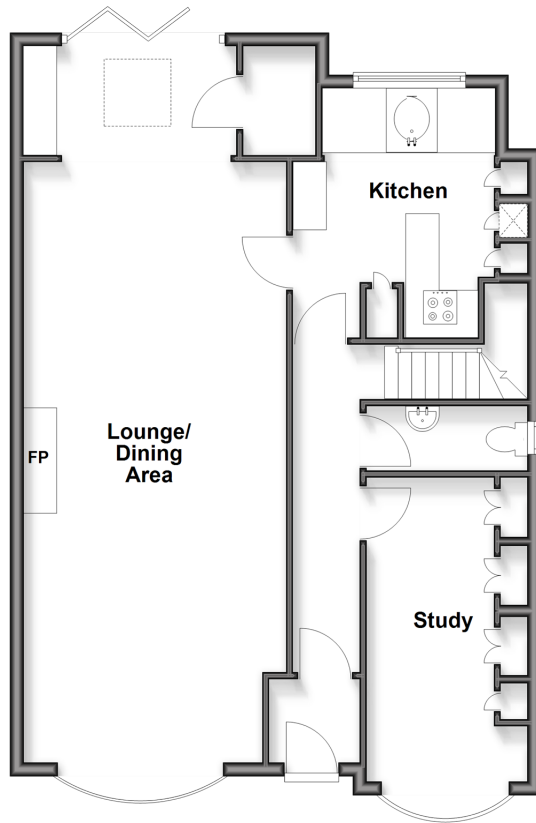
**OVER 60?**

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

*Wards*  
Helping you move forwards

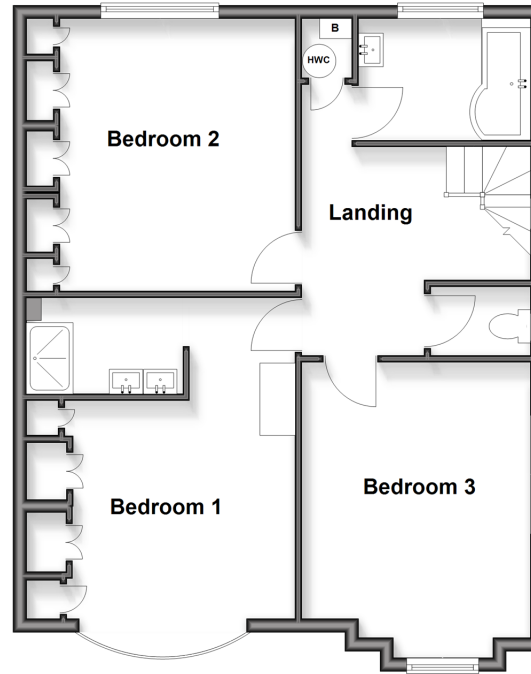
### Ground Floor

Approx. 79.8 sq. metres (858.7 sq. feet)



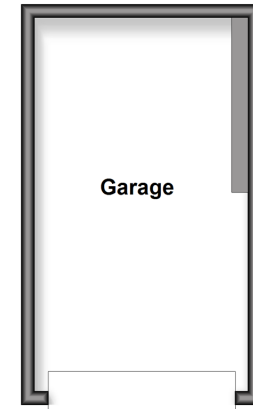
### First Floor

Approx. 69.2 sq. metres (745.3 sq. feet)



### Outbuilding

Approx. 17.9 sq. metres (192.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch: 4'2 x 3'10 (1.27m x 1.17m)  
Hallway  
Study: 14'2 x 8'6 (4.32m x 2.59m)  
Cloakroom: 8'6 x 3'2 (2.59m x 0.97m)  
Lounge/Dining Area : 31'4 x 13'4 (9.56m x 4.07m)

Bar : 9'6 x 5'5 (2.90m x 1.65m)  
Kitchen: 9'9 x 8'4 (2.97m x 2.54m)  
narrowing to 4'3 at narrowest point x 2'8 (1.30m x 0.81m)

### FIRST FLOOR

Landing  
Bedroom 1: 17'10 x 13'5 (5.44m x 4.09m)  
En Suite Shower : 9'1 x 5'6 (2.77m x 1.68m)

Bedroom 2: 13'10 x 12'0 (4.22m x 3.66m)  
Bedroom 3: 13'10 x 12'0 (4.22m x 3.66m)  
Bathroom: 8'9 x 6'10 (2.67m x 2.08m)  
Separate Toilet: 4'11 x 3'0 (1.50m x 0.92m)

### OUTBUILDING

Garage

### OUTSIDE

Driveway  
Front and Rear Gardens



## Main features

- Spacious semi detached house in sought after location
- Ready to move into, immaculately presented
- Downstairs cloakroom
- Garage and driveway
- Excellent views across fields



### Nearest Schools

Primary Schools: Ridge Meadow Primary 0.4 miles, Wayfield Community Primary and Nursery Unit 0.7 miles, St Thomas More RC Primary 0.7 miles

Secondary Schools: Walderslade Girls' School 0.4 miles,



### Transport Information

Train Stations: Chatham 2.1 miles, Strood 3.3 miles, Rochester 3.5 miles



### Address

Snodhurst Avenue, Walderslade, Chatham, Kent, ME5



### Directions

For directions to this property please contact us.



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Helping you move forwards

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



■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:

12143603/20260331/ML/ALH