



**REAL ESTATE**  
ESTATE AGENCY : REDEFINED



## Springate Close, Chatham ME5 9RU

**Offers In Excess Of £500,000**

CR Real Estate are proud to present to the market this newly built four-bedroom detached home in the desirable location of Walderslade Woods. This exclusive and small development of nine high specification homes is nearing completion and has two luxurious properties still available for sale in Unit 2 and 3.

As you walk through the front door of this home you are greeted with a spacious entrance hall with a downstairs WC, a modern kitchen with fitted appliances, soft touch worktops and splash backs, an open plan living area with underfloor heating and dual sliding doors leading out onto the rear garden.

This home is set over three floors, to the 2nd floor you have the master bedroom with ensuite and a gorgeous balcony overlooking the surrounding woodlands, a family bathroom and the second bedroom with a dressing area. On the third floor you will find the additional two double bedrooms plus another shower room.

Externally this home offers a well-managed rear garden, off road parking with driveway and garage accessed via the front of the property. The properties within this development come with shared visitor parking, and a 10 year guarantee to give you a forever home.


Springate Close is situated in a quiet cul de sac and is close by to local amenities such as Walderslade Village; which offers a doctor's surgery, shops, restaurants and cafes. Additionally this property backs onto scenic woodlands which is perfect for dog walks or if you want to get some fresh air with the family.


This family home is also within the Tunbury Primary School catchment area; a school which has a great reputation going back generations. Springate Close is ideal for any commuters and is well connected to local transport links with the M2 and M20 motorways being nearby; and Chatham train station being located a short drive away offering fast links into London.





Entrance Hall	
WC	5'5" x 3'4" (1.67 x 1.04)
Kitchen/Living Area	30'8" x 17'8" (9.36 x 5.41)
Bedroom One	17'8" x 8'11" (5.41 x 2.74)
Ensuite	8'8" x 6'7" (2.65 x 2.03)
Balcony	7'7" x 3'9" (2.33 x 1.15)
Bedroom Two	12'4" x 10'2" (3.77 x 3.10)
Dressing Area	5'4" x 5'2" (1.64 x 1.60)
Bathroom	10'0" x 5'6" (3.06 x 1.70)
Bedroom Three	17'8" x 12'3" (5.41 x 3.74)
Bedroom Four	12'11" x 10'0" (3.96 x 3.06)
Shower Room	7'8" x 7'6" (2.35 x 2.31)
Garage	13'2" x 8'8" (4.02 x 2.65)

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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