

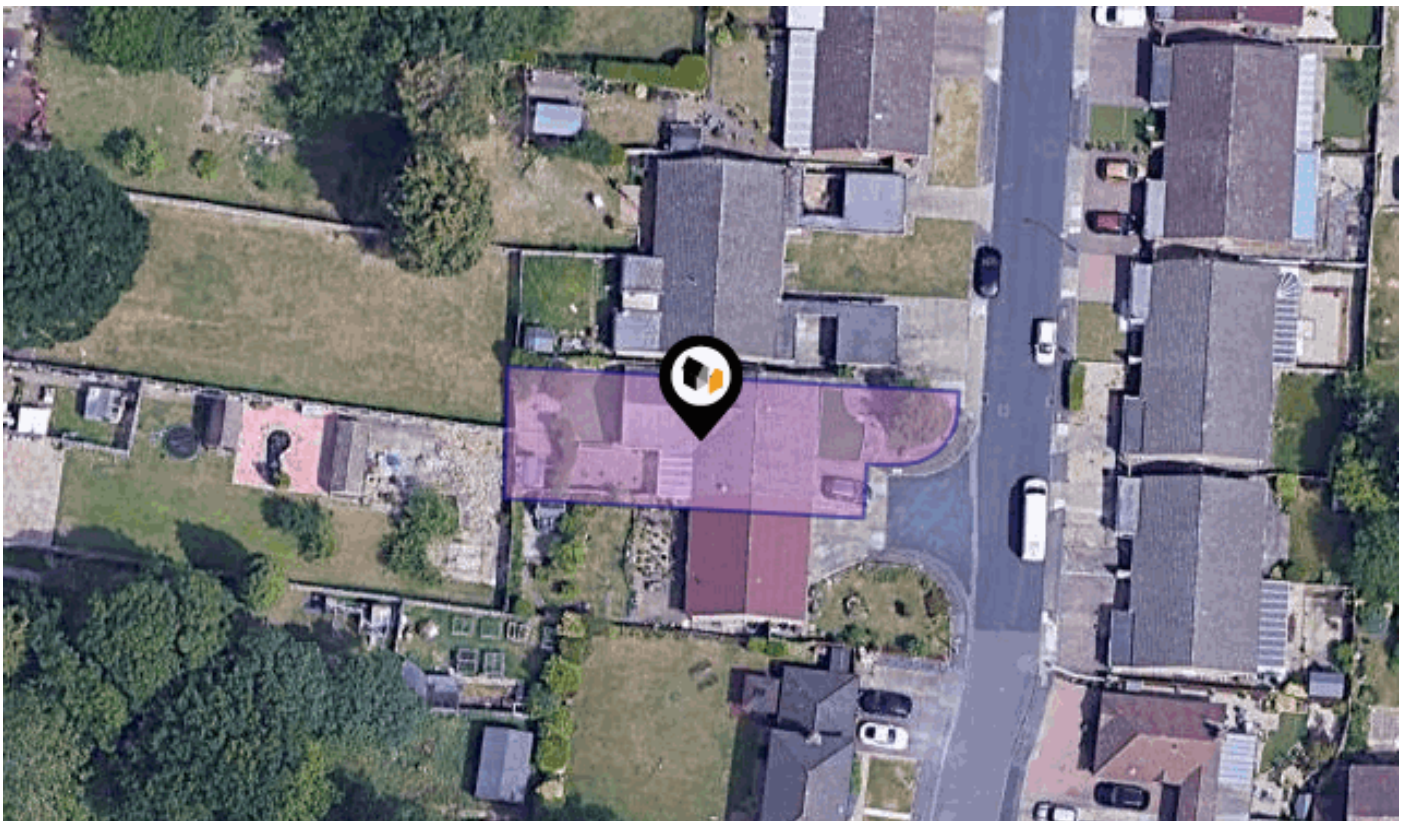


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 18th February 2025



THORNDALE CLOSE, CHATHAM, ME5

OIRO : £425,000

Martin & Co Tunbridge Wells

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A four-bedroom semi-detached bungalow in Thorndale Close, ME5 9SW. Features a spacious lounge/dining area, kitchen/breakfast room, two bathrooms, gas-fired central heating, and double glazing. Parking for two vehicles, garage, and excellent connectivity via the A2 to London and the coast. A highly desirable residence.

PROPERTY DISCRPTION

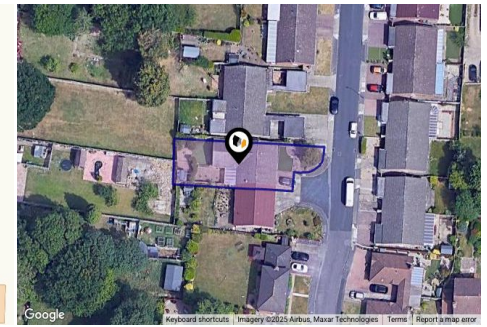
Situated within the tranquil residential setting of Thorndale Close, this distinguished four-bedroom semi-detached bungalow presents an exceptional opportunity for discerning buyers. Extending to approximately 1,055 sq. ft., the property offers well-proportioned accommodation, including a spacious lounge and dining area, ideal for both relaxation and formal entertaining. The thoughtfully designed kitchen/breakfast room provides ample storage and preparation space, perfectly suited for family living. Two contemporary bathrooms enhance convenience for modern households. The property further benefits from gas-fired central heating and double-glazed windows, ensuring year-round comfort. A private driveway with parking for two vehicles, in addition to a garage, adds further practicality to this superb residence.

EXTERNALLY

The property enjoys low-maintenance rear and front garden, offering an inviting space for outdoor dining or quiet retreat. The private drives provide off-road parking for two vehicles, complemented by the added functionality of a garage for secure storage or additional parking. EXTERNALLY The property enjoys low-maintenance rear and front garden, offering an inviting space for outdoor dining or quiet retreat. The private drives provide off-road parking for two vehicles, complemented by the added functionality of a garage for secure storage or additional parking.

LOCATION

Thorndale Close is highly regarded for its peaceful yet well-connected location within ME5 9SW. The nearby A2 provides swift and convenient access to London, making it an ideal choice for commuters, while also offering an easy route to the coast for leisure pursuits. The area is well-served by a range of local amenities



Property

Type:	Semi-Detached	OIRO:	£425,000
Bedrooms:	4	Tenure:	Freehold
Floor Area:	1,055 ft ² / 98 m ²		
Plot Area:	0.1 acres		
Council Tax :	Band E		
Annual Estimate:	£2,577		
Title Number:	K360782		

Local Area

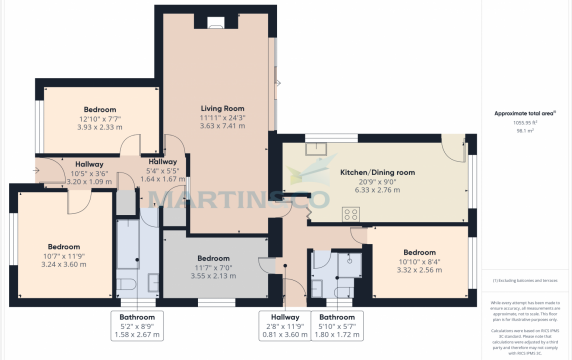
Local Authority:	Medway
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	255 mb/s	1000 mb/s

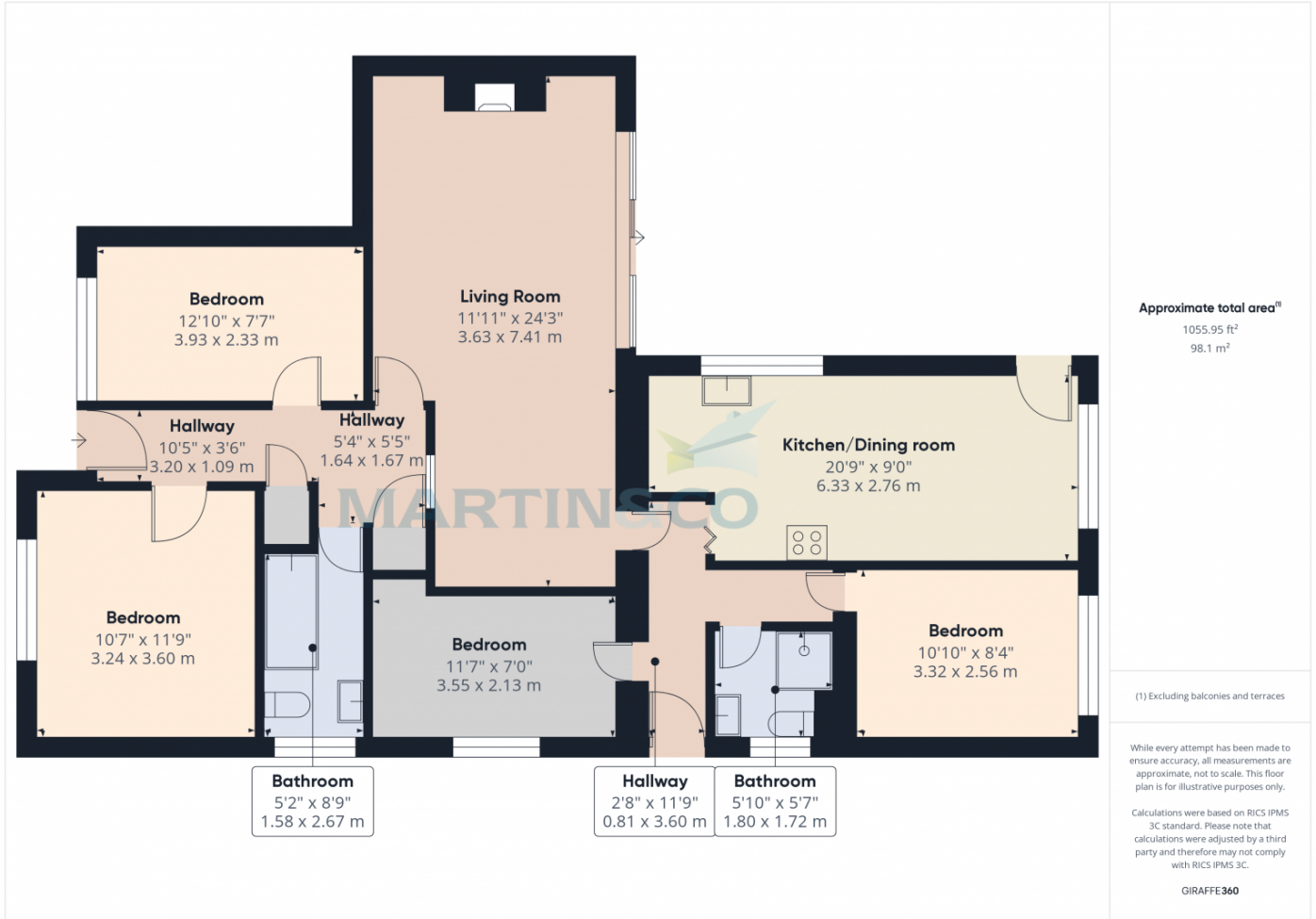
Mobile Coverage: (based on calls indoors)

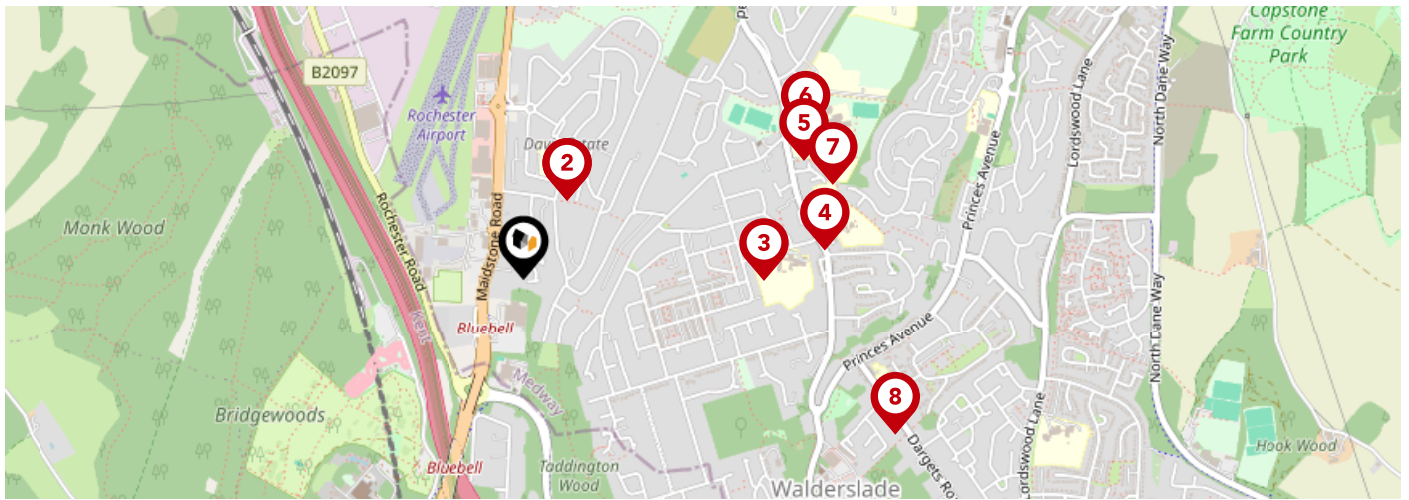
Satellite/Fibre TV Availability:



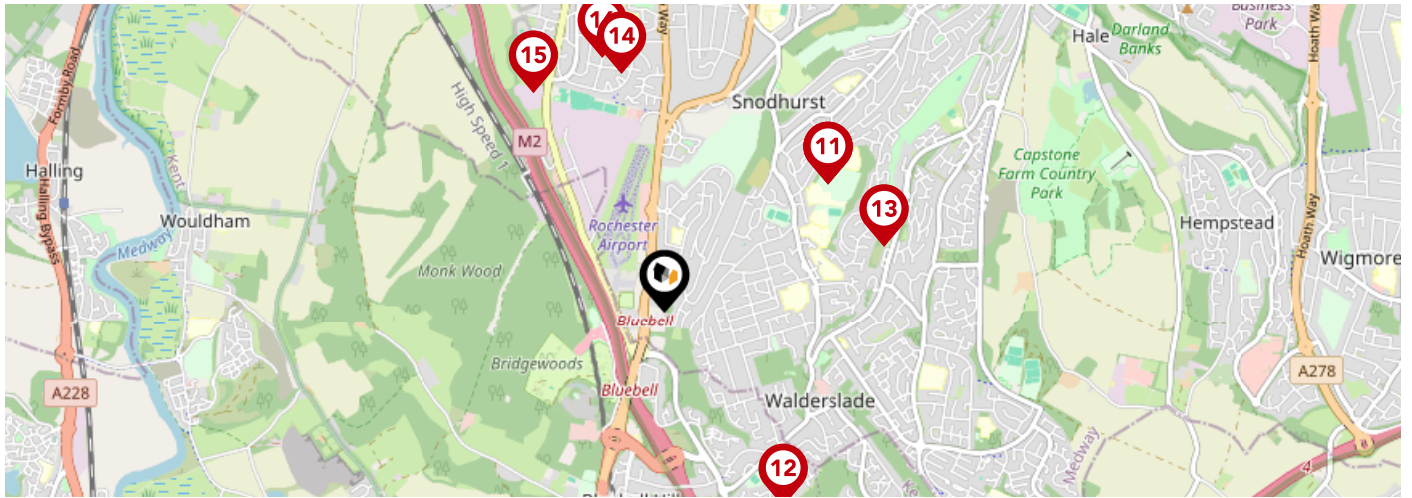


THORNDALE CLOSE, CHATHAM, ME5





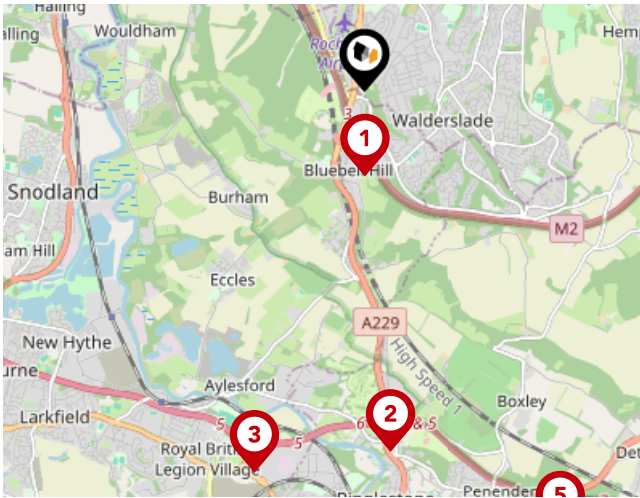
		Nursery	Primary	Secondary	College	Private
1	Horsted Infant School Ofsted Rating: Good Pupils: 180 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Horsted Junior School Ofsted Rating: Good Pupils: 251 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oaklands School Ofsted Rating: Good Pupils: 449 Distance:0.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	St Thomas More Roman Catholic Primary School Ofsted Rating: Outstanding Pupils: 416 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Walderslade School Ofsted Rating: Not Rated Pupils:0 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	PGW Partnership of Greenacre and Walderslade Ofsted Rating: Not Rated Pupils:0 Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Greenacre School Ofsted Rating: Not Rated Pupils:0 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Walderslade Primary School Ofsted Rating: Good Pupils: 233 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<p>9 The Rowans Ofsted Rating: Outstanding Pupils: 50 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 INSPIRE Free Special School Ofsted Rating: Good Pupils: 68 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Bradfields Academy Ofsted Rating: Outstanding Pupils: 401 Distance:0.96</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Tunbury Primary School Ofsted Rating: Good Pupils: 569 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Maudene School Ofsted Rating: Good Pupils: 398 Distance:1.06</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Warren Wood Primary School Ofsted Rating: Good Pupils: 486 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Medway Secure Training Centre Ofsted Rating: Not Rated Pupils:0 Distance:1.18</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 The Thomas Aveling School Ofsted Rating: Good Pupils: 1234 Distance:1.21</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)

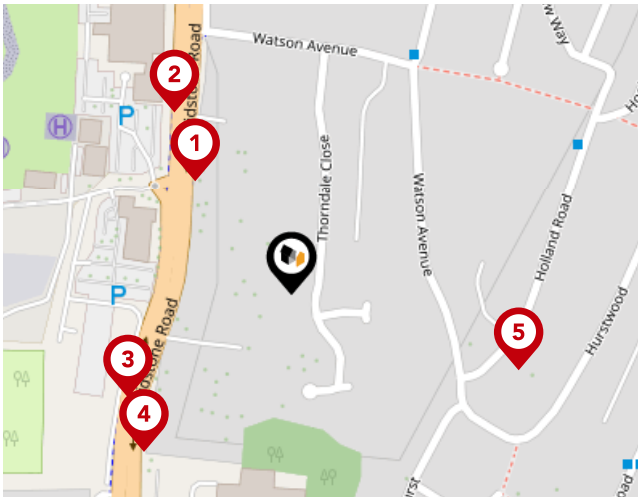


Trunk Roads/Motorways

Pin	Name	Distance
1	M2 J3	0.79 miles
2	M20 J6	3.35 miles
3	M20 J5	3.68 miles
4	M2 J2	3.16 miles
5	M20 J7	4.48 miles

Area

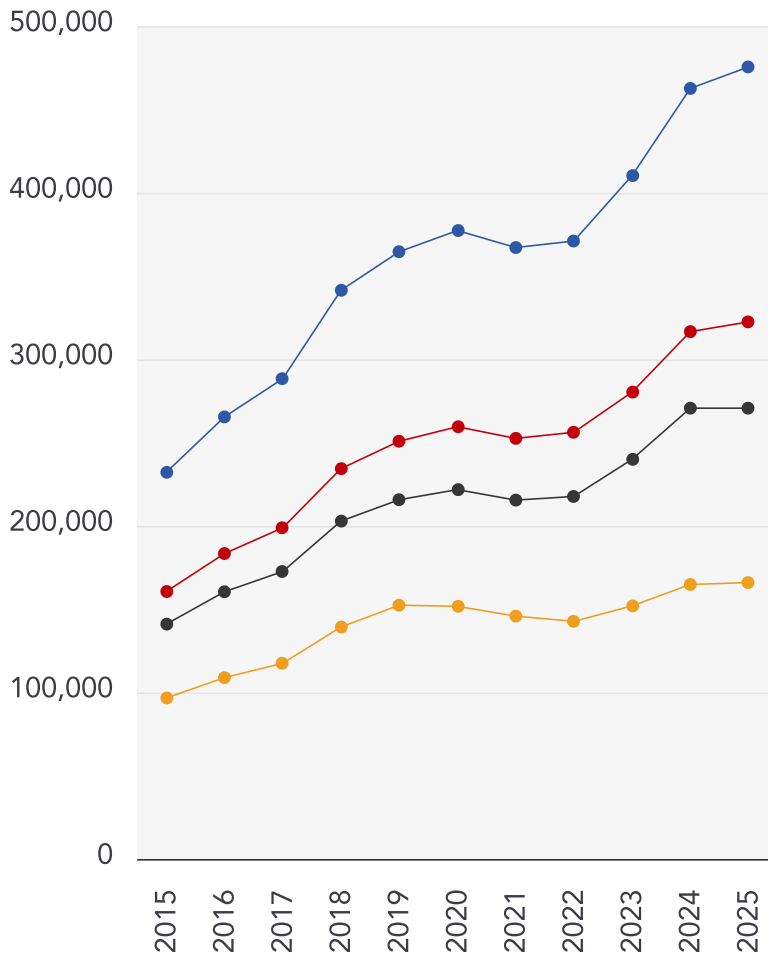
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Watson Avenue	0.09 miles
2	Watson Avenue	0.13 miles
3	Asda	0.11 miles
4	Asda	0.12 miles
5	Holland Road Shops	0.14 miles

10 Year History of Average House Prices by Property Type in ME5



Detached

+104.84%

Semi-Detached

+100.82%

Terraced

+91.95%

Flat

+71.67%



Martin & Co Tunbridge Wells

Here at Martin & Co Tunbridge Wells, we're proud to have been providing specialist advice and guidance across all areas of the residential property market to the communities of Tunbridge Wells, Southborough, Rusthall, Langton Green, Crowborough, and Pembury since 2009.

Franchisee David Rogers brings over thirty years' experience within the industry, encompassing everything from estate agency and property management, to new build development, and is a member of the Association of Residential Lettings Agency (ARLA) and the National Association of Estate Agents (NAEA).

Testimonial 1



We dealt with David from Martin and Co, when we were buying our family home during this pandemic. Despite David representing the seller and not us, we were impressed with David's efficiency, politeness and understanding of people. I feel with David's help, the purchase went much smoother and the process was much quicker than we expected. David is very professional and prompt in dealing with any query you have.

Testimonial 2



Happy to vouch for Martin & Co as both Sales and Lettings. Managed the renting of my property very well. David and the rest of his team were always available and quick to respond. Would definitely highly recommend. Personalized property portal for managing the rental very efficient. Same applies to sales.

Testimonial 3



We had a fantastic experience with Martin & Co in Tunbridge Wells. We were impressed by their reasonable rates, quick responses and the efforts which they went to in marketing our property – the 360 degree photo tour which they created was fantastic. A huge bonus for us is that Martin & Co don't try to sell financial products, which means that their only motivation is to sell the property to the best buyer. A big thank you to David for all your hard work.



/Martin-Co-Tunbridge-Wells



/mac_tunbridge_w

Martin & Co Tunbridge Wells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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