



Three Bedroom Detached House  
Ballens Road, Chatham, Kent, ME5 8PA

£425,000  
Freehold



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## Description

\*Guide price £425,000 - £450,000\* Introducing this well presented three bedroom detached family home, conveniently positioned close to local school and amenities and with great transport links. Located in one of the sought after areas within Lordswood. Positioned on a good size plot with the opportunity to extend if required (subject to relevant planning permission). On entering this lovely home, you will automatically feel the sense of space as the entrance hall is noticeably spacious and bright. Continuing through, you are welcomed to the good size lounge/ diner which is a lovely space to relax and unwind in, and has the benefit of overlooking the private rear garden. The modern fitted kitchen offers a range of fitted units, integrated double oven & hob, fridge/ freezer to remain and plumbing for the washing machine and dishwasher. Moving up to the top floor, there are three double bedrooms, a modern fitted bathroom suite with shower & fitted storage cupboards. Externally, you will not be disappointed as it offers an excellent sized and secluded garden which is ideal for children to play safely. Also a great space to entertain with family and friends. Mainly laid to lawn, with a variety of shrubs and trees. Driveway to the front with double gates leading to further parking and a detached garage.

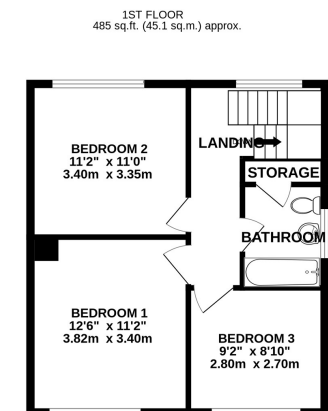
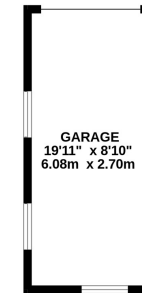
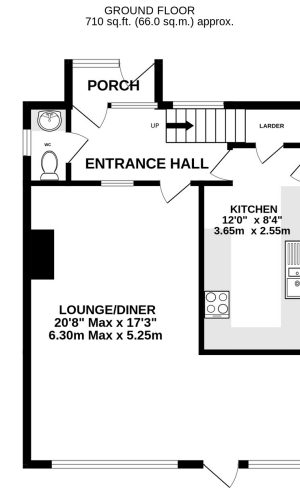
Please call the Sales Team as must be seen.

## Key Features

- Three Bedroom Detached
- Modern fitted Kitchen
- Good Size Bedrooms
- Downstairs WC
- Detached Garage
- Popular location
- Garden
- Driveway for three vehicles

## Local Area

Lord's Wood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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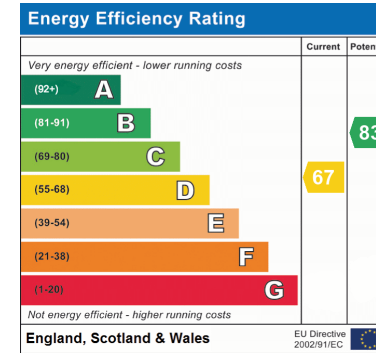
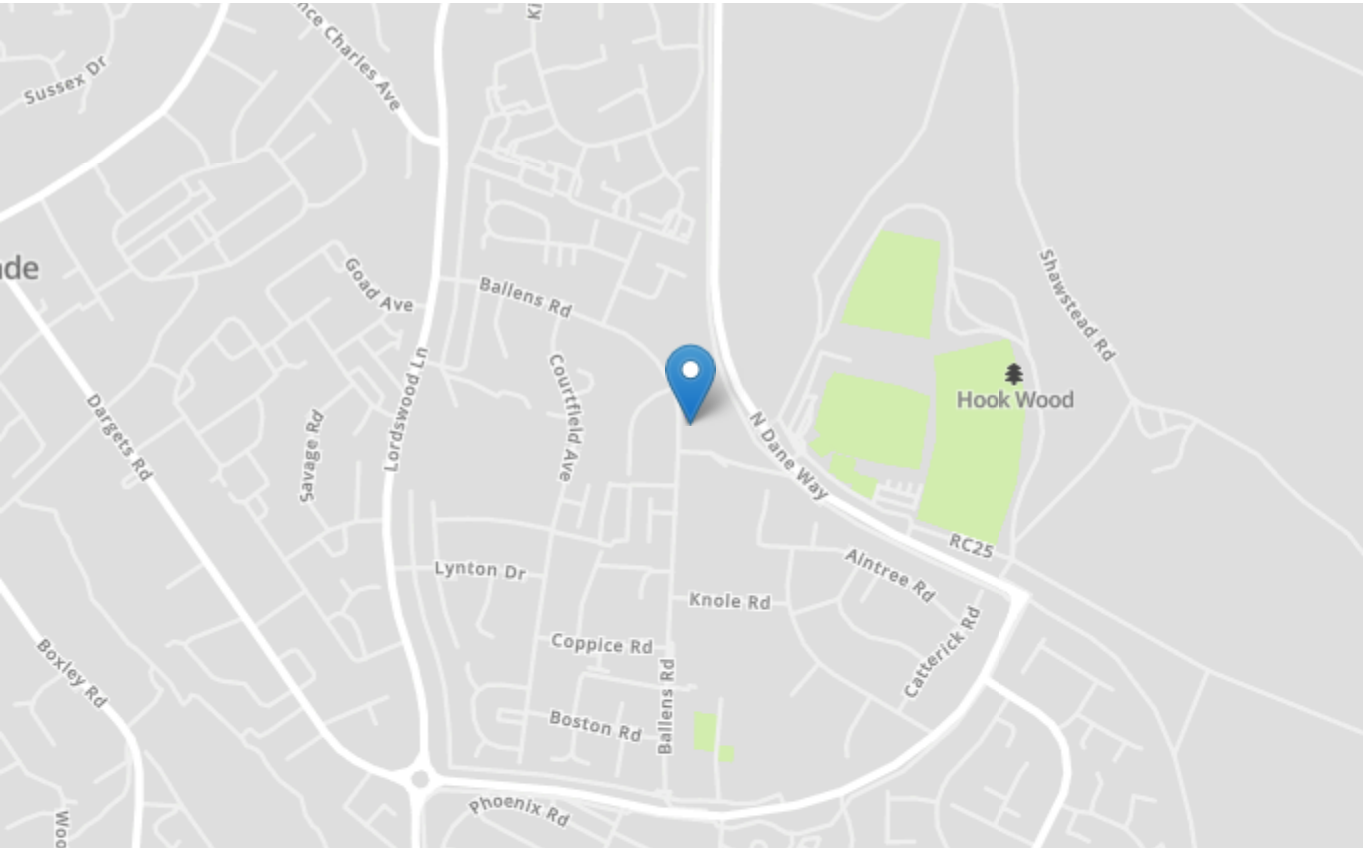






## Property Location

Ballens Road, Chatham, Kent, ME5 8PA



<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Medway
<b>Council Tax</b>	Band D

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#### Agent Notes

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