





Guide Price £450,000 Freehold

THE PROPERTY

Guide Price £450,000 - £475,000

This superb four bedroom house is located for convenience to local amenities, schools and easy access to Rochester and Chatham town centres. Beautifully extended with features including bifold doors to garden and a large workshop/ office with sink/ workstation and potential for annexe subject to relevant planning permissions being granted.

Accommodation comprises: entrance porch and entrance hall. There is a handy downstairs cloakroom off of the hallway. The kitchen is contemporary with a range of integral appliances included. The Lounge/ Dining room has bifold doors that open right back to create a feeling of bringing the outside in. The garden is a sociable space, ideal for entertaining family and friends.

To the first floor are three good sized bedrooms and a family bathroom. The loft has been transformed into a bedroom with ensuite shower room.

The rear garden has a patio and other entertaining spaces with access to the workshop/ office and the garage approx 30ft x 15ft. In addition to the garage at the rear of the property, there is a driveway to the front.

An ideal property for the growing or extended family.

Must be viewed to appreciate the space on offer.



PATTENS LANE, CHATHAM, KENT, ME4 6JR



Lounge/ Diner

19' 1" x 14' 2" (5.82m x 4.32m)

Kitchen/ Breakfast Room

19' 8" x 8' 1" (5.99m x 2.46m)

WC

Office/ Outbuilding

25' 11" x 13' 1" (7.90m x 3.99m)

Bedroom 2

12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom 3

13' 3" x 6' 11" (4.04m x 2.11m)

Bedroom 4

9' 8" x 6' 11" (2.95m x 2.11m)



Bathroom

Bedroom 1

22' 7" x 10' 11" (6.88m x 3.33m)

Ensuite

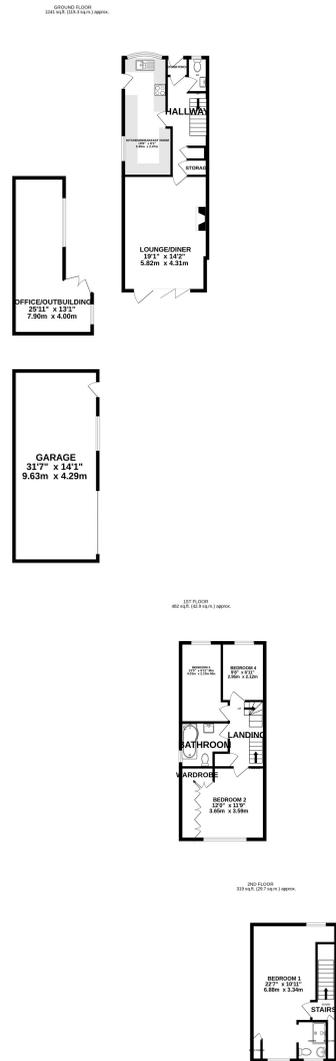
Garage

31' 7" x 14' 1" (9.63m x 4.29m)





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TOTAL FLOOR AREA : 2022 sq.ft. (187.8 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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EFFICIENCY RATINGS

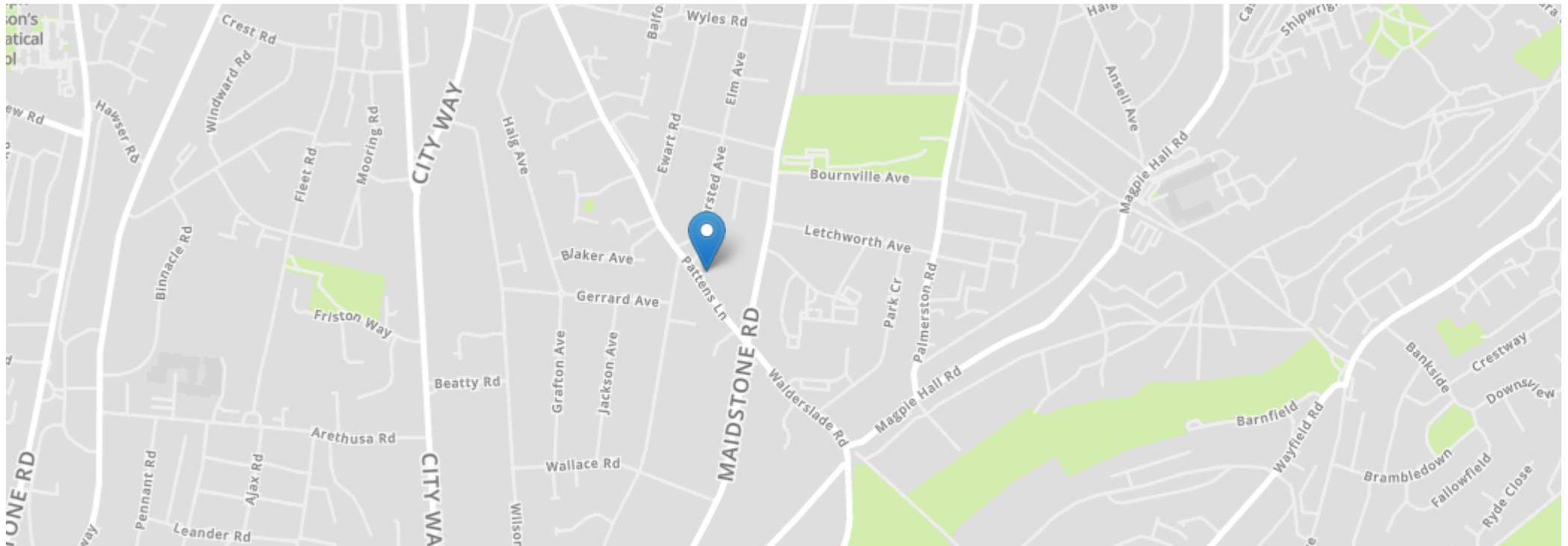
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	84
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Medway
Band C



SITUATION

Chatham is located within the Medway towns with good transfer links by rail into Central London and Ebbsfleet International plus road connections to the M2/M25 & M20. Amenities include a bustling Town Centre, the Historic Dockyard, Capstone Ski & Snowboard centre and nearby Gillingham FC and Rochester Castle & Cathedral.

DIRECTIONS

From Walderslade village, head South-East on Walderslade Road. At the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. Continue onto Pattens Lane and the property will be on the right.

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Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR
Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

greyfox.co.uk/greyfox-prestige