



PATTENS LANE



Offers in Excess of £340,000 Freehold

THE PROPERTY

We are pleased to offer to the market this extended 3 bedroom family home which has been well maintained throughout. You will be pleasantly surprised on how spacious the accommodation is.

On entering you are welcomed to the spacious entrance hallway with stairs to the first floor. Continuing on the ground floor you have a good size lounge which is a lovely space to unwind and chill. The dining room is a great space to entertain with family and friends and is open planned to a modern fitted kitchen/breakfast room which offers a range of fitted units and ample worksurfaces. Also includes integrated appliances including a double oven, gas hob, dishwasher and fridge. There are French doors leading to the rear garden. Also has the benefit of a utility room/storage room which also could be adapted to an additional cloakroom or shower room (subject to relevant planning permission).

Moving upstairs you are greeted to three good size bedrooms, the premium offers fitted wardrobes. Also a family bathroom.

Externally to the front you have the driveway to accommodate two cars. The rear garden is enclosed with fence surround and raised decking area which is a great spot to chill. Also has the benefit of underneath storage and outside power.

This is a great family home. Please call the Walderslade Sales Team for further details.





Kitchen/Breakfast Room
18' 11" x 7' 6" (5.77m x 2.29m)

Dining Room
12' 0" x 11' 3" (3.66m x 3.43m)

Utility Room
8' 8" x 8' 0" (2.64m x 2.44m)

Lounge
13' 0" x 10' 3" (3.96m x 3.12m)

Bedroom 1
13' 7" x 10' 2" (4.14m x 3.10m)

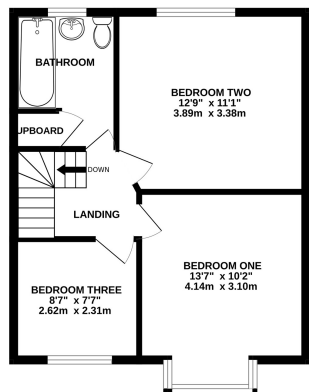
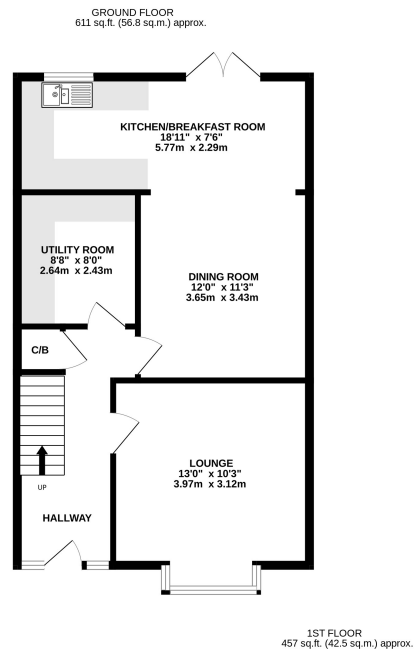
Bedroom 2
12' 9" x 11' 1" (3.89m x 3.38m)

Bedroom 3
8' 7" x 7' 7" (2.62m x 2.31m)

Bathroom



PATTENS LANE, CHATHAM, KENT, ME4 6JS

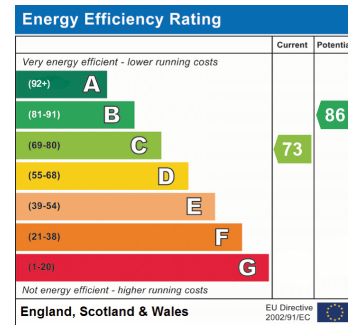


TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

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

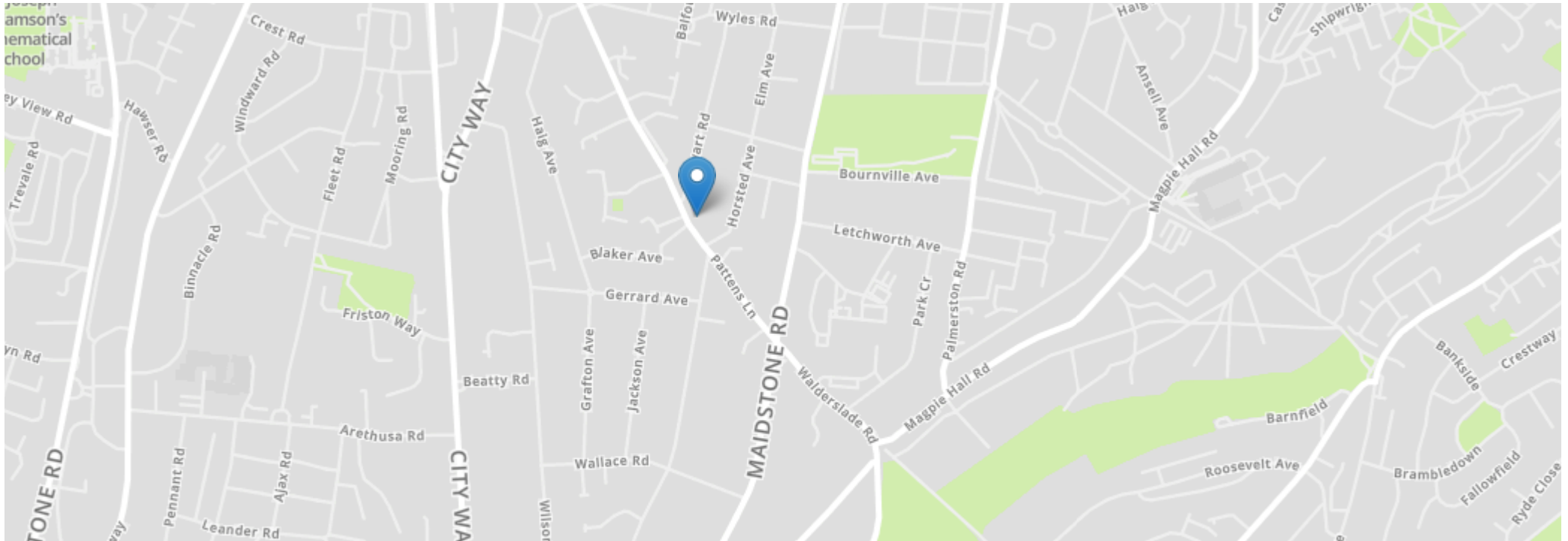


AGENT NOTES

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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.



Greyfox Prestige Walderslade

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