



**BLENHEIM AVENUE**



Offers Over £350,000 Freehold

## THE PROPERTY

The current vendors have recently renovated this lovely three bedroom house creating an amazing space in which to live, whether you are looking for your first home or looking to create a family residence, this property would be perfect.

Just some of the many improvements include full electrical re-wiring, installation of central heating & boiler, ethernet connection throughout the house and many other features.

The entrance hallway is a welcoming space with the lounge to the front aspect. The stunning kitchen/dining room is beautifully presented with integral appliances including: induction hob, double oven, slimline dishwasher, washing machine and remote control extractor fan.

Upstairs are three bedrooms, two of which are of a double size. We understand from the vendors that there is cabling prepared for the new owners to install underfloor heating to the bathroom if desired.

The garden is approx 48ft in length. There is a driveway to the front of the property.

The location is convenient for Rochester, Chatham and local schools and amenities.





**Lounge**

14' 1" x 11' 9" (4.29m x 3.58m)

**Kitchen/Breakfast Room**

17' 3" x 13' 4" (5.26m x 4.06m)

**Bedroom 1**

10' 8" x 9' 11" (3.25m x 3.02m)

**Bedroom 2**

10' 8" x 11' 4" (3.25m x 3.45m)

**Bathroom**

6' 2" x 5' 11" (1.88m x 1.80m)

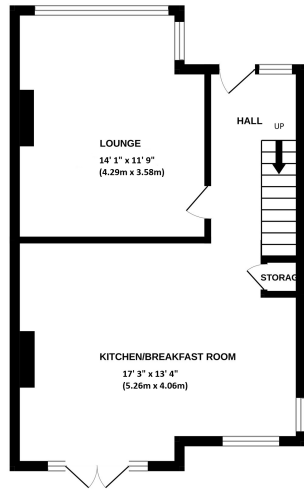
**Bedroom 3**

6' 5" x 7' 0" (1.96m x 2.13m)

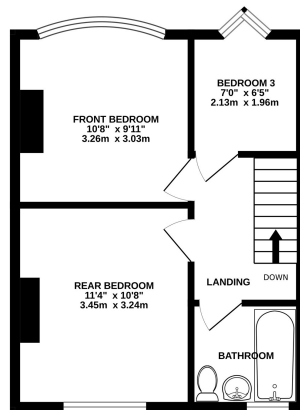


BLenheim AVENUE, CHATHAM, KENT, ME4 6UX

GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.




1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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.  
Made with Metropix ©2024

## EFFICIENCY RATINGS

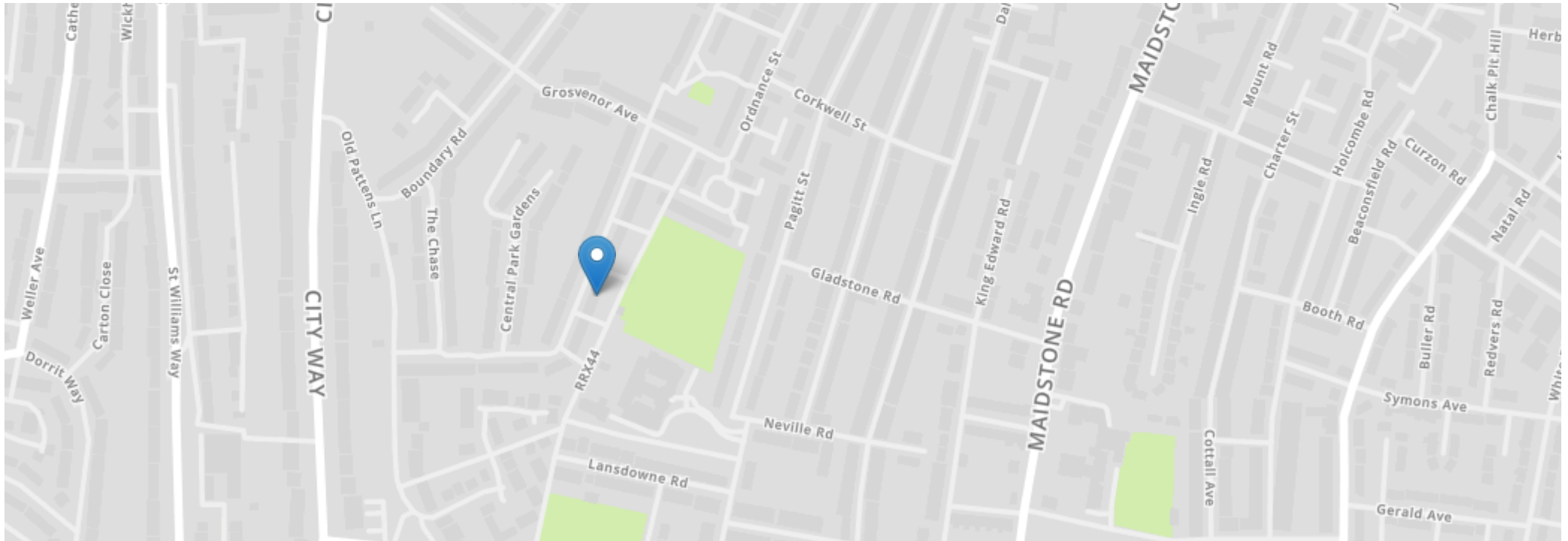
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU 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 council  
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, turn right onto Walderslade Village Bypass and continue onto Walderslade Road. Continue onto Pattens Lane. Turn right onto City Way/A229. Turn right onto Old Patters Lane. Turn left onto Boundary Road. Turn right onto Grosvenor Avenue. Turn right onto Blenheim Avenue and the property will be on the left.

BLenheim AVENUE, CHATHAM, KENT, ME4 6UX



## Greyfox Prestige Walderslade

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

[greyfox.co.uk/greyfox-prestige](http://greyfox.co.uk/greyfox-prestige)