

# haus

Estate Agents



Four Bedroom Terraced House  
Luton High Street, Chatham, Kent, ME5 7LE

£325,000  
Freehold



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## Description

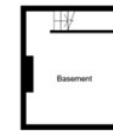
This exquisite mid-terrace period property offers a perfect blend of historic charm and modern convenience. Boasting four spacious bedrooms and a host of desirable features, this home is ideal for families and professionals alike. As you step through the front door, you'll be greeted by a warm and inviting lounge/diner, complete with characterful details and easy access to the cellar—perfect for additional storage or a creative renovation project. Adjacent to the lounge/diner, a separate dining room opens seamlessly into the well-appointed kitchen, creating an ideal space for entertaining. The dining room also features a double-glazed door that leads directly to the beautifully maintained rear garden. Off the kitchen, you'll find a practical utility area with its own direct garden access, and a convenient family bathroom. The first floor comprises three generously sized double bedrooms, each offering ample natural light and plenty of space for furnishings. From the landing, access the charming loft bedroom, which boasts an en-suite shower room for added privacy and comfort. The north-east facing garden is a delightful retreat, measuring approximately 21.4m x 4.4m. It features a large patio area, perfect for outdoor dining and entertaining, as well as a well-kept lawn and useful outside storage space. This property is ideally situated for easy access to local amenities, transport links, and major motorways. Greenwich University, Medway Campus, is also within walking distance, making this an excellent location for students and faculty. Don't miss out on this exceptional home. Contact the sales team at Haus Estate Agents today to book your viewing and avoid disappointment.

## Key Features

- Four Double bedrooms period property
- Two reception Rooms
- Cellar
- Ideal Family home or BTL investment
- En-Suite to Main Bedroom
- Close to all local amenities
- Excellent Transport Links
- North EastFacing Rear garden measuring approximately 21.409m X 4.353m

## Local Area

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, Rochester Castle and Rochester Cathedral.



Basement



Ground Floor



First Floor



Second Floor

Total floor area 83.8 sq.m. (902 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

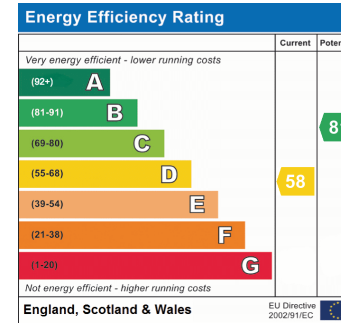
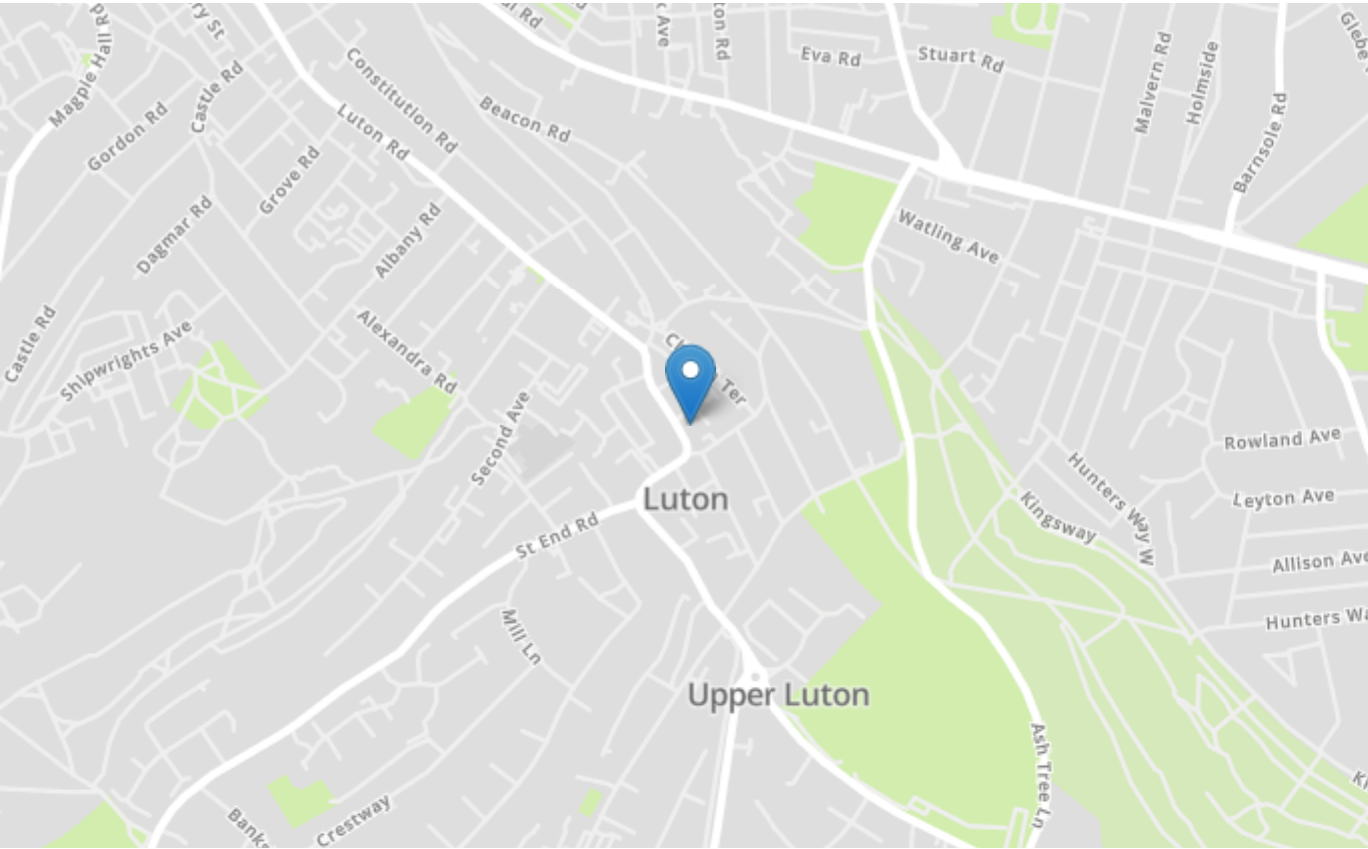






## Property Location

Luton High Street, Chatham, Kent, ME5 7LE



<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 Council
<b>Council Tax</b>	Band B

## haus Estate Agents

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### Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact.

The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. 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. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller.

The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.