



**Westmount Avenue, Chatham, Kent, ME4 6DB**

Asking Price £310,000

- Fully Refurbished House
- 3 Bedrooms
- Rear Garden
- Off Street Parking



# 34 Westmount Avenue, Chatham ME4 6DB

We are delighted to offer for sale this spacious 1930's built 3 Bedroom End of Terrace family home, situated in a quiet Cul-De-Sac, which would be most appealing to commuters, as it is literally 5 minutes walking distance from Chatham Mainline Railway Station for high speed links into Stratford International and St Pancras International. Also fast commuter service to London Victoria and Waterloo/Cannon Street.

The property has just been freshly decorated and benefits from brand new quality carpets.

Step inside the hallway with an attractive staircase, off this are two separate reception rooms and a kitchen.

Upstairs are 3 bedrooms, a bathroom and separate WC. Outside, is an off street parking area to the front. A generous rear garden and detached garage approached via the service road to the side of the house. This bright and airy home is offered for sale with the benefit of no chain.

Call the friendly sales team at Wright & Co today for your earliest appointment to view!



Council Tax Band: C



## **ENTRANCE DOOR TO PORCH: DOOR TO**

OFF STREET PARKING.

## **ENTRANCE HALL**

STAIRS TO FIRST FLOOR. CUPBOARD UNDER STAIRS. RADIATOR.

## **LOUNGE**

12'5" x 14'5"

DOUBLE GLAZED DOUBLE WINDOW TO FRONT. DOUBLE RADIATOR. FIREPLACE. CARPET.

## **DINING ROOM**

11'9" x 10'5"

DOUBLE GLAZED SLIDING PATIO DOOR TO GARDEN. DOUBLE RADIATOR.

## **KITCHEN**

8'10" x 10'5"

DOUBLE GLAZED DOOR & WINDOW TO REAR. BASE & EYE LEVEL CHEST AND DRAWERS UNITS. WORKTOPS. SPACE AND PLUMBING FOR A WASHING MACHINE. SINGLE DRAIN STAINLESS STEEL SINK UNIT.

## **FIRST FLOOR LANDING**

RADIATOR. BUILT IN CUPBOARD. FITTED CARPET. DOORS TO

## **BEDROOM 1**

14'1" x 10'5"

DOUBLE GLAZED BAY WINDOW TO FRONT. DOUBLE RADIATOR. FITTED CARPET.

## **BEDROOM 2**

11'9" x 10'5"

DOUBLE GLAZED BAY WINDOW TO REAR. DOUBLE RADIATOR. FITTED CARPET. BUILT IN CUPBOARD.

## **BEDROOM 3**

8'2" x 7'2"

DOUBLE GLAZED WINDOW TO FRONT. RADIATOR. FITTED CARPET.

## **BATHROOM**

5'10" x 4'7"

DOUBLE GLAZED WINDOW TO REAR. WHITE SUITE COMPRISING PANELLED BATH. PLAIN WHITE HAND BASIN. TILED SPLASHBACK.

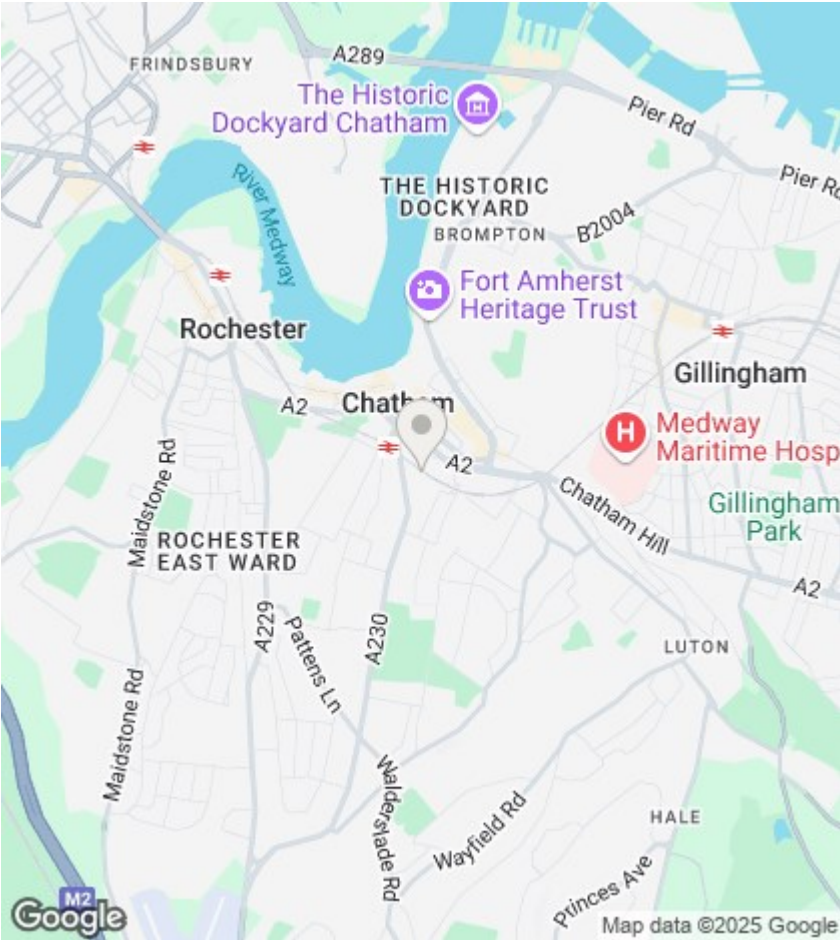
## **WC**

LOW LYING W/C

## **EXTERIOR**

REAR. PATIO LAWN. SIDE GATE. DETACHED GARAGE

## **FRONT**



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	