



Khartoum Parade | | Kitchener Barracks | ME4 4GE

Guide price £650,000



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Khartoum Parade, Kitchener Barracks, Chatham – £650,000 - £700,000

4 Bedrooms | 3 Bathrooms | Private Gated Development | 2,400 sq.ft | Off-Road Parking

Set within the private gated development of Kitchener Barracks, this exceptional four-bedroom home combines historic architecture with contemporary luxury. Originally built for senior command staff, these houses have been sympathetically restored to honour the rich military heritage of the site while offering spacious, modern living across four impressive floors and extending to approximately 2,400 sq. ft.

Located on Khartoum Parade, the property enjoys a peaceful position at the heart of this prestigious development, surrounded by landscaped communal areas and neighbouring homes built using modern construction methods.

- Private Gated Development
- Historic Location
- High Ceilings
- Open Plan Kitchen Diner
- Private Driveway
- Stunning Views
- 2 Ensuite Bedrooms
- Stunning Sash Windows

**Entrance Hall**

**Boot Room**

**Living Room**

**Kitchen Diner**

**Bedroom 2**

**Ensuite to Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Master Bedroom**

**Ensuite to Master**







### Utility Room

### Downstairs Toilet

### Family Bathroom

### Hallway

This well-lit hallway features light wooden flooring and crisp white walls, creating a bright and welcoming entrance area. Three white panel doors lead off this space, enhancing the clean and simple aesthetic. A modern radiator and a small, dark wooden desk with a lamp add subtle touches of practicality and style.

### Study

A versatile and spacious room currently arranged as a home office. It has pale wooden floors and neutral walls, with a collection of framed pictures on one wall that add character. The room is furnished with a desk, office chair, chest of drawers, and a pair of chairs, making it ideal for working or relaxing. A bicycle is also stored here, showing the practical use of the space.

### Landing

The landing is painted in white, featuring soft cream carpeting that extends up the staircase. A large window with a striped blind allows natural light to flood the area, while a white radiator sits beneath it. The space has a clean and airy feel, with several framed pictures adding a personal touch. A cat is seen enjoying the landing, which adds a warm, homely atmosphere.

### Kitchen/Dining Room

A spacious kitchen/dining room with pale wooden floors and light walls that ensure the room is filled with natural light from multiple sash windows. The kitchen area features sleek white cabinetry with integrated appliances and ample countertop space. A small dining table with chairs occupies the central space, while a separate dining area with a round wooden table and chairs offers a more formal setting. The kitchen also includes a useful wall-mounted rack for storage and display.

### Bedroom

A peaceful bedroom with soft cream carpeting and pale walls, creating a restful atmosphere. The room is furnished with a wooden bed frame, bedside tables, and a chest of drawers. A door leads through to an ensuite bathroom, offering convenience and added comfort.







### Ensuite

This modern ensuite bathroom is finished with clean white surfaces and large mirrors that reflect light around the space. It features a bath with a glass screen, a wall-mounted sink, and a concealed cistern toilet, all designed with a sleek and minimal look.

### Bedroom 2

A children's bedroom decorated in soft colours with cream carpeting and white walls. The room is brightened by two windows with pale green Roman blinds. Furnished with a small single bed, a teepee play tent, and a variety of toys, this room is both practical and inviting for a child's use.

### Bathroom

A stylish family bathroom finished in white with large tiles for a clean and modern look. The room includes a bath with a glass shower screen, a wall-mounted sink, and a concealed cistern WC, complemented by a large mirror and subtle, recessed lighting.

### Shower Room

A modern shower room with cream tiled walls and floors, featuring a walk-in shower with glass screen, a wall-hung sink, mirrored cabinet, and a tall chrome towel radiator. The space feels fresh and bright due to the large mirror and recessed ceiling lights.

### Rear Garden

A private rear garden with a neatly kept lawn bordered by flower beds and a paved patio area. The garden is enclosed by a combination of a high brick wall and timber fencing, providing a sense of seclusion. Outdoor furniture is arranged for dining or relaxing, and there is a small garden shed and children's playhouse tucked into the corners.

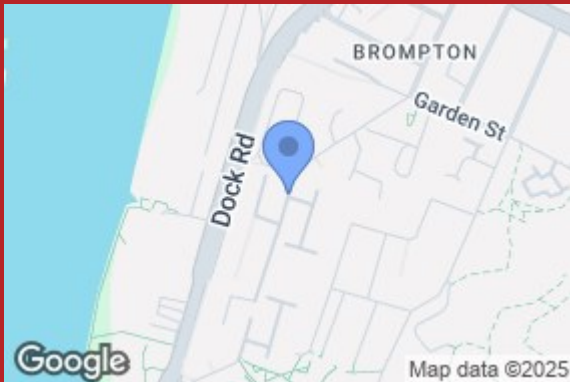
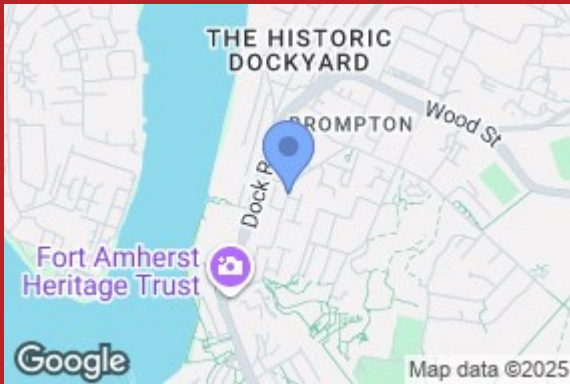
### Rear Garden 2

Another private garden space, featuring a well-maintained lawn with a paved dining area adjacent to the house. The garden is enclosed with a brick wall and timber fencing, with several potted plants adding greenery and colour. The space provides an excellent area for outdoor dining and socialising.

### Front Exterior

The exterior of a traditional brick-built townhouse with multiple floors. The front provides off-street parking on a paved driveway. Windows are symmetrically arranged, and the overall look is elegant and well-maintained.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	88
(69-80) <b>C</b>		
(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 & Wales	EU Directive 2002/91/EC	

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