



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

**Aintree Road**

Chatham, Kent, ME5 8PY

**Guide Price £400,000 to £425,000**



# Aintree Road

Chatham, Kent, ME5 8PY

## Key Features

- Three Bedroom Detached Home
- Prime Residential Location
- Spacious Living Room with Log Burner
- Corner Plot with Potential to extend STPP
- Within Walking Distance to Local Schools and Amenities
- Downstairs Cloakroom

## Description

Well presented three bedroom detached family home, with potential to extend STPP, is situated on a corner plot and within walking distance to a number of local primary schools and amenities.

This family home comprises large entrance hall with storage cupboard, modern dual aspect fitted kitchen with integrated appliances, downstairs cloakroom, spacious living room with feature log burner and french doors leading out to the rear garden, primary bedroom with built in wardrobe, two further bedrooms and fully tiled family bathroom with shower over bath.

Externally the property benefits from a good size rear garden mainly laid to lawn with two decked areas and is located on a corner plot with double gates opening from the front of the property, a detached garage and parking.



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## Location

Located on the sought after 'Race Course Development' Aintree Road is ideal for families and commuters alike, with good transport links via Chatham and Rochester Rail Stations which offer high speed links to London Victoria, Charing Cross and Cannon Street.

The property is also within easy reach of the A2/M2 motorway networks leading to Bluewater shopping centre, London and Dover. Nearby you will find schools for all ages, local amenities and sports and leisure facilities.

■ EPC Rating D

■ Council Tax Band D

■ Medway Borough Council

■ For Fibre Broadband Speed  
Refer to the Ofcom Website

For all Viewings and Enquiries contact:



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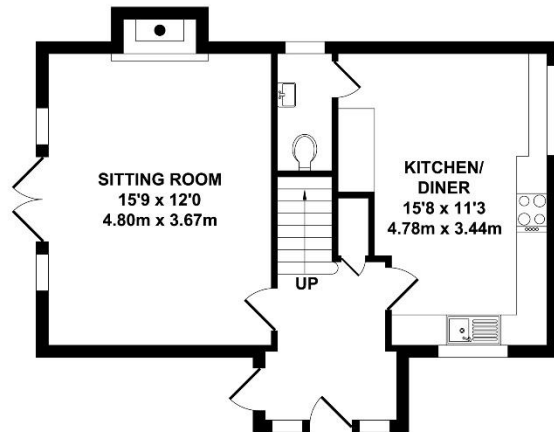
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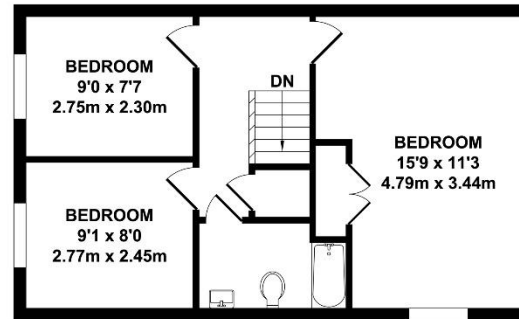




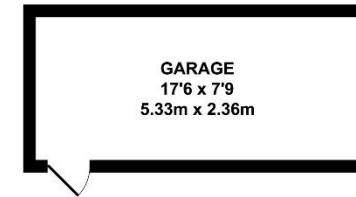
# Floorplan and Dimensions



GROUND FLOOR  
APPROX. FLOOR AREA  
460 SQ.FT.  
(42.75 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
424 SQ.FT.  
(39.41 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
135 SQ.FT.  
(12.58 SQ.M.)

## TOTAL APPROX. FLOOR AREA 1020 SQ.FT. (94.74 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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