

## 134 Capstone Road Chatham, ME5 7PL

Guide Price £315,000 to £330,000

A well presented and generously sized family home boasting popular configured accommodation. Downstairs comprises of a welcoming hallway, lounge/diner with feature bay window and kitchen. Upstairs offers a modern bathroom suite, two double bedrooms and a further single. Externally, this lovely property benefits from a nice sized frontage and good length south/westerly aspect garden. No issue with parking here as the rear accommodates 3/4 cars. Views from the frontage are favourable overlooking an open green recreation ground.

High Speed rail links to Stratford International in just over 30 minutes or St Pancras International in just over 38 minutes. London Victoria is also accessible in just over 52 minutes. In any part of the town you are never too far from road links, the A2 and M2 are easily accessible in under 5 miles. With the M20 and M25 approximately 10 miles away. Chatham and near-by Rochester offer a fantastic range of primary and secondary schools, as well as the University.

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# 134 Capstone Road

Chatham, ME5 7PL



- Spacious Family Home
- Lounge & Dining Room
- Potential To Extend STP
- Three Bedrooms
- Views Over Park and Field
- EPC Awaiting
- Off Street Parking
- Upstairs Bathroom
- Council Tax Band B

## Door To

## Hallway

## Lounge

12'5 x 12'3 (3.78m x 3.73m)

## Diner

11'9 x 10'4 (3.58m x 3.15m )

## Kitchen

11'9 x 6'9 (3.58m x 2.06m)

## Stairs To

## Landing

## Bathroom

5'9 x 4'9 (1.75m x 1.45m)

## Bedroom 1

13'2 x 10'8 (4.01m x 3.25m)

## Bedroom 2

11'9 x 11'6 (3.58m x 3.51m)

## Bedroom 3

7'9 x 6'8 (2.36m x 2.03m)

## Driveway To Rear

## Important Notice -

Pollard Estates, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or

distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Pollard Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## Directions

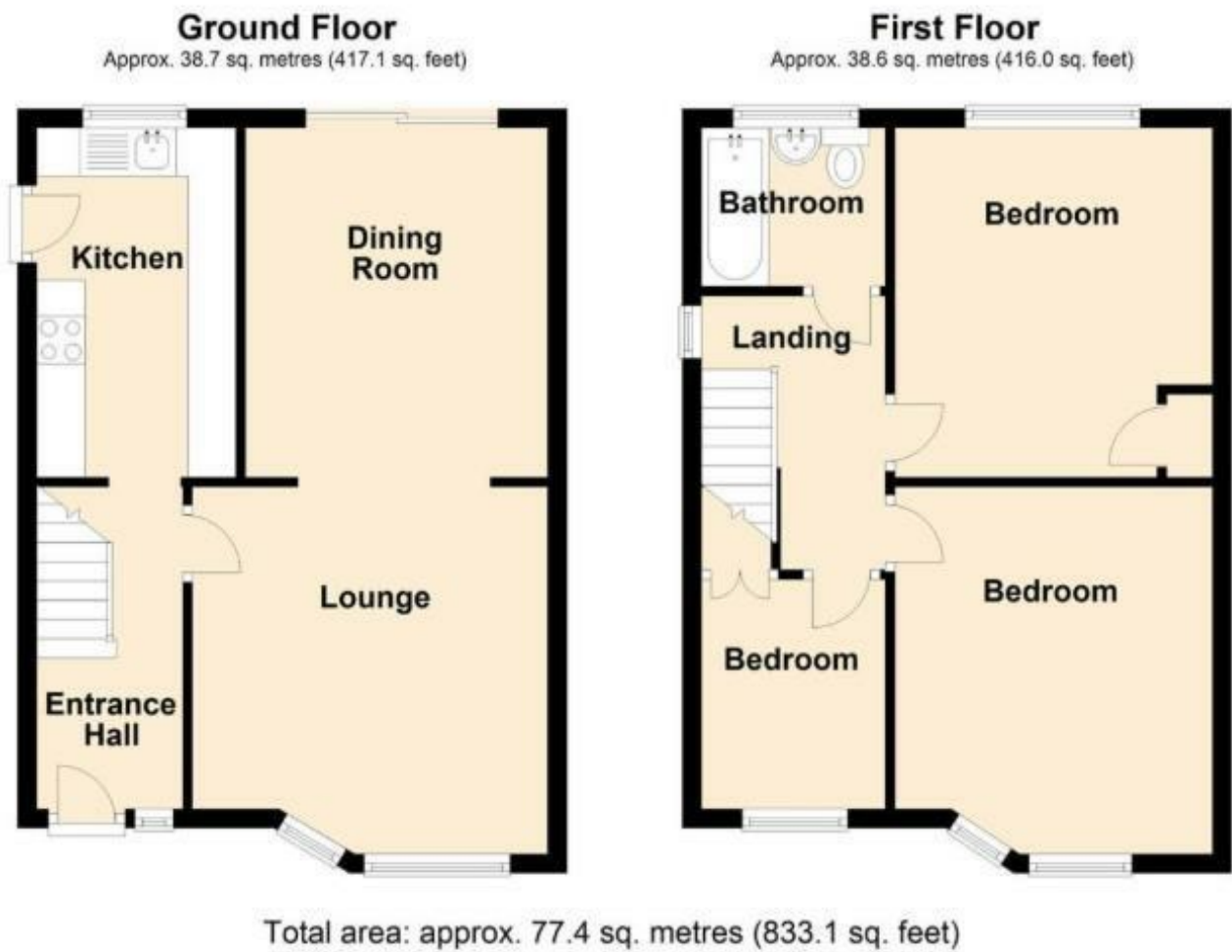
Station Rd, Rainham Head south-west on Station Rd/B2004 towards Rainham Shopping Centre Turn right onto High St/A2 At Bowaters Roundabout, take the 2nd exit onto Hoath Way/A278 At the roundabout, take the 3rd exit onto Hoath Way At the roundabout, take the 1st exit onto Hempstead Rd At the roundabout, take the 2nd exit onto Hempstead Valley Dr At the roundabout, continue straight onto Pear Tree Ln At the roundabout, take the 2nd exit onto Capstone Rd At the roundabout, take the 1st exit and stay on Capstone Rd Capstone Rd, Chatham

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
<div><div>Very energy efficient - lower running costs</div><div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div><div>Not energy efficient - higher running costs</div></div>		<div><div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div><div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div><div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div></div>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	