



120 Boundary Road

Chatham, Kent, ME4 6UW

GREENLEAF PROPERTY SERVICES proudly introduce this substantial extended five/six bedroom end of terrace house to the market, enviably located on the Chatham/Rochester borders, and available with NO ONGOING CHAIN. Boasting a great size open-plan lounge diner, separate reception room which could be utilised as a sixth bedroom, utility room, downstairs shower-room, upstairs bathroom and en suite, and a garage to the rear with parking. Further benefits include a good size block-paved garden, with double gated entrance thus providing further parking options subject to the new owners wishes, and off road parking directly in front of the house. This 1930s bay-fronted family home is well presented throughout and ready to move into, whether you are a family upsizing, an investor looking for a potential conversion to flats or possibly an HMO (subject to consents), interest is sure to be strong in this versatile property, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Entrance porch into hallway giving access to reception room/bedroom six, lounge/diner, utility room, kitchen and shower-room, and stairs up to the landing giving access to five further bedrooms, en suite and family bathroom.

Located within walking distance of both Chatham and Rochester stations with 40 minute fast trains to London, local shops and amenities are nearby, as are highly regarded schools for all age groups. Rochester and Chatham town centres offer a vast selection of shopping, dining and leisure facilities, and all A2/M2/M20 road links to London and coast are nearby.

Price Guide £470,000

120 Boundary Road

Chatham, Kent, ME4 6UW



- FIVE/SIX BEDROOM EXTENDED END OF TERRACE FREEHOLD HOUSE
- GOOD SIZE LOW-MAINTENANCE GARDEN
- OPEN-PLAN LOUNGE-DINER / SEPARATE RECEPTION ROOM-BED SIX?
- EPC GRADE C / COUNCIL TAX BAND C
- WELL PRESENTED VERSATILE BAY-FRONTED PROPERTY WITH NO CHAIN
- DOWNSTAIRS SHOWER-ROOM / UPSTAIRS BATHROOM / EN SUITE
- CLOSE TO CHATHAM AND ROCHESTER STATIONS WITH FAST SERVICES TO LONDON
- GARAGE AND AMPLE OFF ROAD PARKING
- UTILITY ROOM
- CLOSE TO SCHOOLS, A2/M2/M20 ROAD LINKS AND ALL LOCAL AMENITIES

Entrance Porch

6'6" x 3'11" (2.0m x 1.2)

Useful entrance porch for shoes and coats, with neutral tiled flooring and decor, front door into hallway with windows either side.

Hallway

13'9" x 5'6" (4.2m x 1.7m)

Spacious hallway with neutral tiled flooring and decor, stairs up to first floor, access through to reception room/bed six, lounge/diner, and utility through to kitchen and shower room.

Lounge/Diner

28'6" x 11'5" (8.7m x 3.5m)

Great size room with bay window to front of house, good size lounge area leading through to dining area to rear, neutral carpet and decor, double doors out to patio and garden to rear

Reception Room/Bedroom Six

18'4" x 10'4" (5.6m x 3.15m)

Extended part of the house providing another great size room, currently used as a reception room but potential for use as a sixth bedroom subject to new owners wishes. With laminate flooring and neutral decor, window to front with fitted blinds, coving, and double doors to rear into kitchen.

Kitchen/Breakfast Room

11'9" x 10'4" (3.6m x 3.15m)

Spacious room to rear of property with good range of fitted wooden wall and base units with contrasting vinyl worktops, gas hob, neutral tiled flooring and wall tiles, window and door to rear, double doors into reception room.

Utility Room

8'2" x 7'2" (2.5m x 2.2m)

Useful utility area with plumbing for washing machine, tiled floor and neutral decor, doors from here to kitchen and shower room.

Shower Room/WC

7'2" x 4'7" (2.2m x 1.4m)

Well presented shower room, modern neutral tiles to wall and floor, white suite consisting of shower WC and basin, vertical radiator, window to rear.

Landing

11'1" x 9'6" (3.4m x 2.9m)

Spacious landing with bold carpet and neutral decor, access to five bedrooms, en suite, bathroom and loft. The loft is extended and has a light and ladder.

Bedroom One

14'1" (into bay) x 10'9" (4.3m (into bay) x 3.3m)

Good size double bedroom with bay window to front of house, neutral carpet and decor, coving.

Bedroom Two

11'3" x 10'7" (3.45m x 3.25m)

Double bedroom with neutral carpet and decor, window to rear of property.

Bedroom Three

15'5" x 6'10" (4.7m x 2.1m)

Double bedroom with neutral carpet and decor, window and fitted blinds to rear of house, access into en suite from here.

En Suite

4'7" x 2'11" (1.4m x 0.9m)

With neutrally tiled wall and floors, white suite with shower, WC and basin, window to rear.

Bedroom Four

11'5" x 10'4" (3.5m x 3.15m)

Double bedroom with neutral carpet and decor, window to front of property with fitted blinds.

Bedroom Five

7'4" x 6'0" (2.25m x 1.85m)

Single bedroom with window to front of house, neutral carpet and decor.

Bathroom

7'10" x 6'6" (2.4m x 2.0m)

Good size bathroom with white suite consisting of corner bath, basin/vanity, WC, window to rear, downlighters, neutral tiled flooring and walls.

Garage

16'6" x 7'10" (5.05m x 2.4m)

Single garage "side on" to rear of property, with up and over door to front, parking space directly in front of garage, window to side into garden/rear of property.

Patio/Garden

Large paved patio directly to rear of property running full width of house and to side of property with gated access to front, a few steps up to large garden area which is currently block-paved for easy maintenance but lots of potential to create a beautiful sized lawn garden subject to new owners wishes. Double gates to the rear/side of the garden offer great potential for further ample off road parking.

Off Road Parking

Parking to front of house for one/two cars, parking space to rear of property in front of garage, and potential for further parking to the block-paved garden via secure double gates.

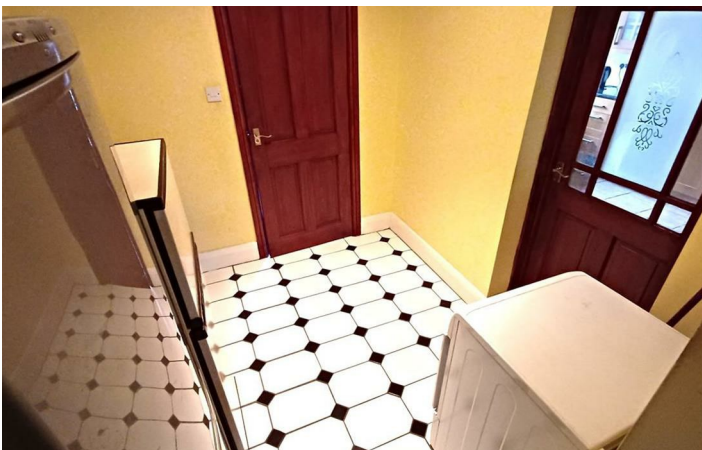
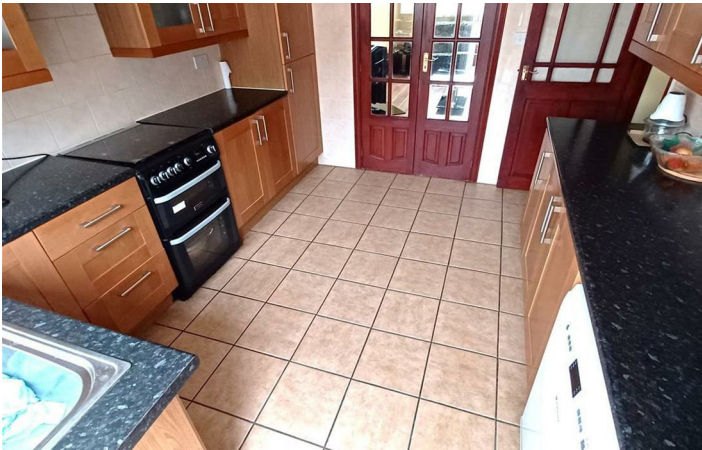
Agents Note

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Agents Note

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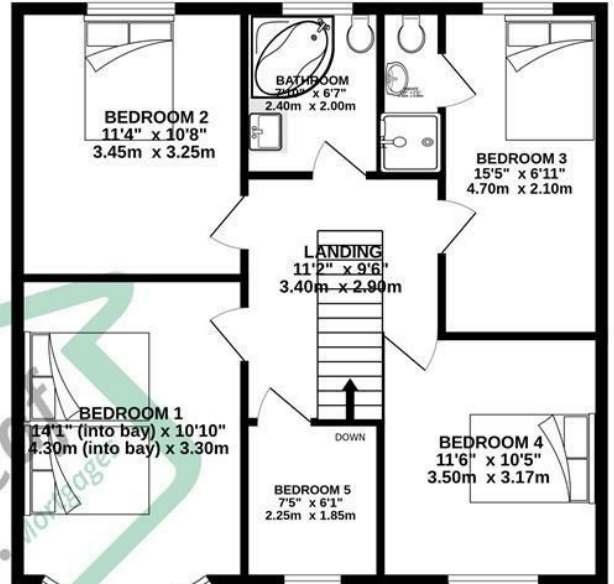
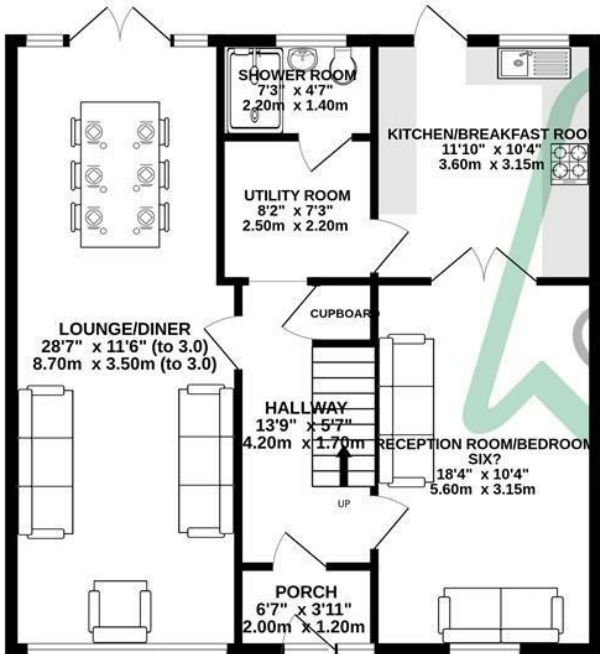
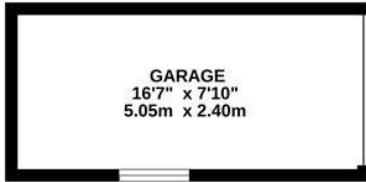
Tel: 01634730672





GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.

1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (154.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	83		

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