



## 117 Snodhurst Avenue

Chatham, ME5 0TN

GREENLEAF PROPERTY SERVICES are proud to introduce this well presented detached chalet bungalow for sale in a sought-after residential location within Walderslade. On market for the first time since construction in 1960, this much loved bay-fronted family home is now available with immediate vacant possession and NO ONGOING CHAIN. The property is spacious and versatile and sits on a generous plot of approx 1/5 acre, with good size established front and rear gardens, a detached garage and ample off-road parking, and boasts four double bedrooms, a kitchen/breakfast room, separate shower room and WC, and great potential to extend and develop subject to usual consents.

The layout briefly consists of: Spacious hallway giving access to the lounge, kitchen/breakfast room, shower room, WC, bedrooms one and two and stairs up to the first floor; The compact upstairs landing gives access to two large double bedrooms, both with eaves storage.

The property is ideally located close to local shops, amenities and schools, and is a short drive/bus to Walderslade Village with a further host of shops and services. All A2/M2/M20 road links are a short drive away, whilst Bluewater Shopping Centre is approx 20 minutes by car and also serviced by bus. Chatham and Rochester train stations are a short drive away and offer 40 minute fast services to London St Pancras.

This lovely family home is bursting with potential, and whilst well presented throughout and ready to move into and enjoy, the opportunity is also there to add your own stamp, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Price Guide £475,000**

# 117 Snodhurst Avenue

## Chatham, ME5 0TN



- WELL PRESENTED DETACHED CHALET BUNGALOW
- SPACIOUS ROOMS THROUGHOUT
- SHORT DRIVE TO CHATHAM AND ROCHESTER STATIONS WITH FAST SERVICES TO LONDON
- EPC GRADE D / COUNCIL TAX BAND E / FREEHOLD
- FOUR DOUBLE BEDROOMS (WITH TWO BEDROOMS ON GROUND FLOOR)
- POTENTIAL TO EXTEND/DEVELOP SUBJECT TO USUAL PERMISSIONS
- CLOSE TO WALTERSLADE VILLAGE AND RANGE OF SHOPPING AND LEISURE AMENITIES
- GOOD SIZE PLOT WITH DETACHED GARAGE AND GENEROUS OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- FANTASTIC POTENTIAL

### Hallway

15'8" x 11'1" (4.8m x 3.4m)

Covered storm porch to side of property leads into the spacious hallway, with neutral carpet and decor, (parquet flooring under carpets), coving, radiator, built-in cupboard, access to kitchen/breakfast room, lounge, shower room, WC, bedrooms one and two, and attractive wooden stairs up to the first floor.

### Lounge

15'8" x 12'9" (4.8m x 3.9m)

Good size room with windows to side of property, and floor to ceiling window with far reaching views to front, neutral carpet and decor, (parquet flooring under carpets), potential for feature fireplace.

### Kitchen/Breakfast Room

12'5" x 9'10" (3.8m x 3.0m)

With good range of attractive fitted wall and base units, fitted gas hob and separate built-in electric oven, window and door to rear, further window to side of property, neutral decor and vinyl flooring, plenty of space for table and chairs.

### Bedroom Two

10'9" x 9'10" (3.3m x 3.0m)

Double bedroom with lovely parquet flooring and neutral decor, large built-in cupboard housing boiler and storage space, good size window to rear.

### Bedroom One

14'5" (into bay) x 12'9" (4.4m (into bay) x 3.9m)

Good size double bedroom with bay-window and fitted blinds to front of property, far reaching views, neutral carpet and decor, and built-in wardrobes. Parquet flooring under carpets.

### Shower room

7'0" x 5'2" (2.15m x 1.6m)

With shower, basin and vanity unit, neutral decor and vinyl flooring, grey acrylic wall coverings to shower wall, window to side of room, potential to knock through to WC next door to create a spacious modern bathroom.

### WC

7'0" x 2'11" (2.15m x 0.9m)

With WC, neutral decor and vinyl flooring, window to side.

### Landing

3'9" x 2'5" (1.15m x 0.75m)

Compact landing with loft access and doors into bedrooms three and four.

### Bedroom Three

14'3" x 12'9" (4.35m x 3.9m)

Great size double bedroom with generous built-in eaves storage, large window to side of property with far reaching views, neutral carpet and decor. Potential for en suite subject to usual permissions.

### Bedroom Four

14'3" x 12'9" (4.35m x 3.9m)

Another good size double bedroom with neutral carpet and decor, built-in eaves storage, window to side with lovely views.

### Gardens

Set on a generous 1/5 acre plot, the property is set well back from the road with a good size front garden and driveway with off road parking for several cars. The garden to front could also provide further off road parking should the new owners wish. The driveway leads to the detached garage, which is set to the side and rear of the property, along with a further large established lawn garden area with a range of plants, shrubs and trees, two sheds, patio and BBQ areas, and is all fully fenced.

### Garage

Detached brick-built garage, set well back from the road, with driveway and ample off road parking.

### Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

### Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

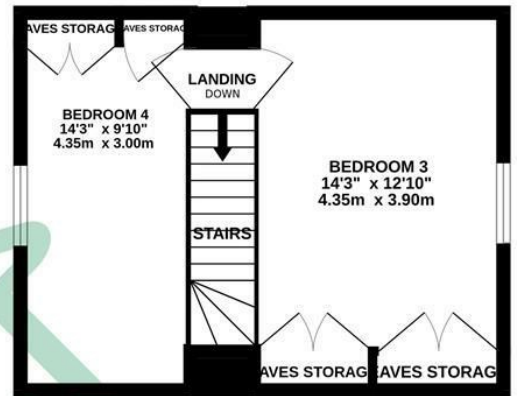
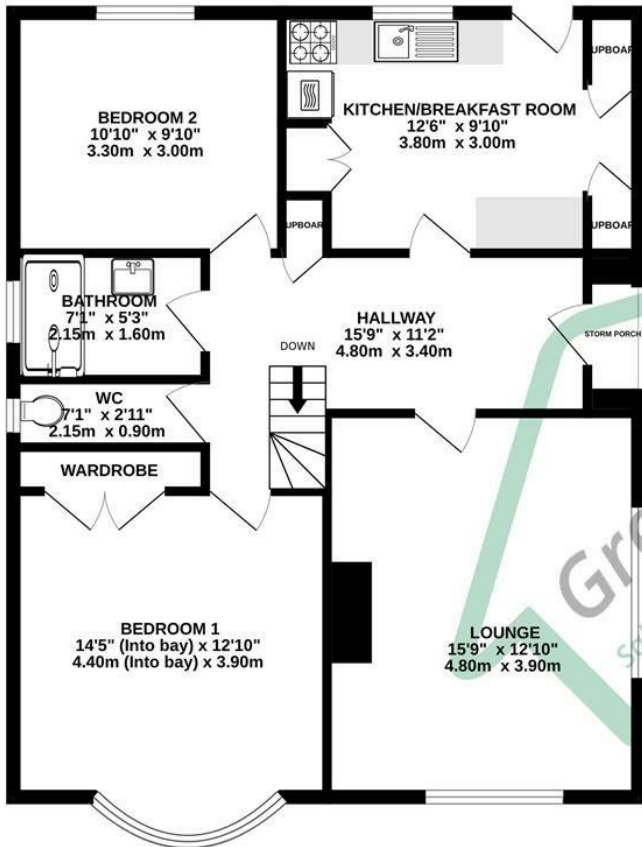
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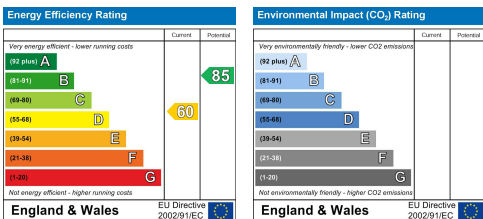
GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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