



37 Prince Charles Avenue

Chatham, ME5 8EX

GREENLEAF PROPERTY SERVICES are delighted to introduce this truly impressive detached three bedroom double-aspect bungalow to the market, in sought-after Walderslade, Chatham-available with NO ONGOING CHAIN! This beautiful family home has been completely refurbished and updated by the current owners to a high standard, including a stunning new "Porcelain" kitchen with integrated appliances and double doors into the lounge, new windows to the rear of the property, new oak doors, quality laminate flooring and neutral carpets throughout, a new boiler and radiators, and is simply ready to move into and enjoy. Further benefits include a fantastic block-paved driveway for several vehicles, a generous size patio to the rear, a beautiful established raised lawn garden with potential, and a loft room complete with dormer window with potential to create further accommodation subject to usual permissions and the new owners wishes.

The layout briefly consists of: Storm porch into the hallway giving access to bedrooms one and two, bathroom, and the lounge through to the kitchen/diner, utility/garden room, and bedroom three. The loft is accessed via a loft ladder in the hallway.

Situated in a popular residential location in Walderslade close to local schools, all A2/M2/M20 road links are a short drive away, and the local supermarket is within a mile. There are nearby bus stops, and all local shops and amenities are a short distance away. The property is also within a short drive of Chatham, Gillingham and Rochester trains stations offering fast services into London, whilst Bluewater Shopping Centre and Hempstead Valley Shopping Centres offer a wide range of further shopping and leisure outlets.

Price Guide £450,000

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- DETACHED BAY-FRONTED BUNGALOW IN SOUGHT-AFTER LOCATION WITH NO CHAIN
- AMPLE NEWLY BLOCK-PAVED OFF ROAD PARKING
- CLOSE TO A2/M2/M20 ROAD LINKS AND BUS STOPS
- EPC GRADE C / COUNCIL TAX BAND D / FREEHOLD

- COMPLETELY REFURBISHED AND UPDATED TO HIGH STANDARD
- SPACIOUS ACCOMMODATION THROUGHOUT WITH GOOD SIZE GARDEN
- CLOSE TO SCHOOLS AND ALL SHOPPING AND LEISURE AMENITIES

- THREE BEDROOMS / STUNNING KITCHEN-DINER / SEPARATE LOUNGE / UTILITY AREA
- LOFT ROOM WITH POTENTIAL FOR FULL CONVERSION SUBJECT TO PERMISSIONS
- READY TO MOVE INTO AND ENJOY

Hallway

13'3" x 3'3" (4.05m x 1.0m)

With laminate flooring and white walls, downlighters, oak doors and useful storage cupboard, spacious hallway giving access to all rooms.

Lounge

15'1" (into bay) x 11'11" (4.6m (into bay) x 3.65m)

Good size lounge with bay window to front of house, laminate flooring and white walls, wall lights and central light, double doors from here to kitchen thus giving the option for an "open plan feel" if desired, further doorway into bedroom three from here.

Kitchen/Diner

12'9" x 10'11" (3.9m x 3.35m)

Stunning kitchen/diner with brand new "Porcelain Kitchen" from Howdens, ample range of wall and base units with integrated fridge-freezer, dishwasher and washing machine, tasteful splashback tiles and wood-effect worktops, eye-level oven, electric hob, downlighters, window to rear, and door to utility area/garden room with further window to side. Plenty of space for table and chairs, a beautiful room for all the family.

Garden Room / Utility Area

19'0" x 6'10" (narrows to 5'2") (5.8m x 2.10m (narrows to 1.6m))

Very useful bonus room to side of house with potential for use as a utility/garden room subject to the new owners wishes, with laminate flooring and neutral decor continued, window to rear and door out to patio and garden, further doorway to front of room into bedroom three.

Bedroom One

15'1" (into bay) x 12'1" (4.6m (into bay) x 3.7m)

Spacious double bedroom with neutral grey carpet and decor, bay window to front offering lots of natural light.

Bedroom Two

11'3" x 10'9" (3.45m x 3.3m)

Further double bedroom with window to rear, neutral carpet and decor continued.

Bedroom Three

18'0" x 7'4" (5.5m x 2.25m)

Good size bedroom three with laminate flooring and white walls, window to front of property, doorway to lounge to side, and further doorway to rear into utility/garden room.

Bathroom

7'2" x 5'10" (2.2m x 1.8m)

Spacious and light bathroom with window to rear, stylish neutral wall and floor tiles, downlighters, white suite consisting of bath with shower over, WC, basin/vanity unit, and vertical chrome radiator

Loft Room

11'5" x 9'10" (3.5m x 3.0m)

Accessed via a loft ladder in hallway, good size loft room with potential for full conversion subject to the new owners wishes and usual permissions. Previously used for storage purposes, power and light, dormer window to front of property, two large eaves storage cupboards, one of which houses the brand new boiler for peace of mind.

Garden

Newly block-paved great size patio directly to the rear, with plenty of room for a variety of garden furniture, continuing around to the side access and front of the property. From the

patio there are a few steps up to a further raised patio area and the good size private and established lawn garden, which is a blank canvass waiting for those green-fingered experts to create a potentially beautiful space. To the rear of the garden there is a storage shed, and further patio area.

Off Road Parking

Newly laid block-paved off road parking for several vehicles, plenty of space and potential for EVC point if desired, newly planted shrubs border this area creating a welcoming, impressive and private outlook to the property.

Agents Note 1

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.

Agents Note 2

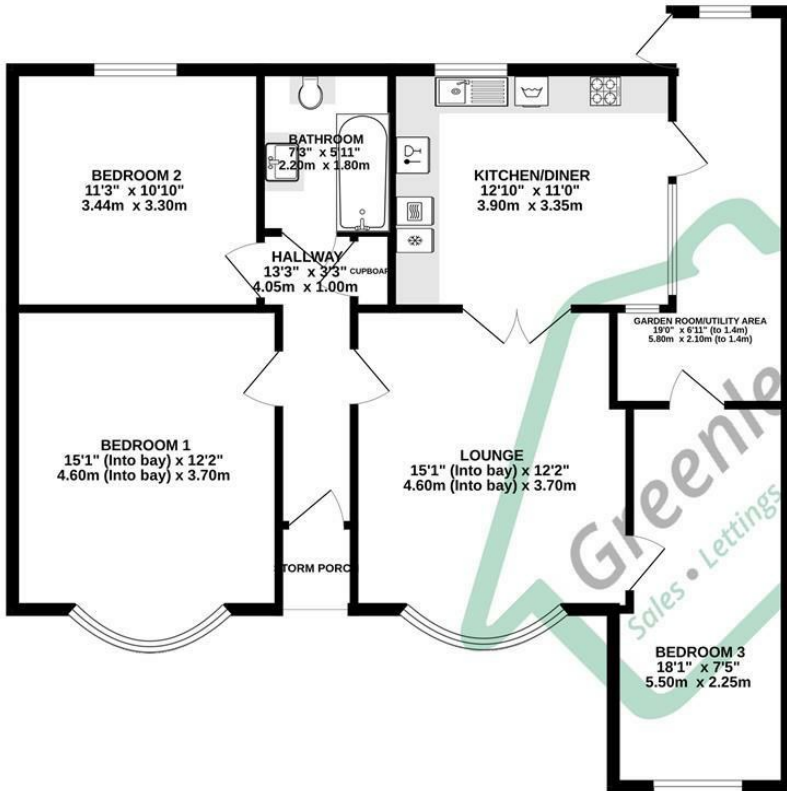
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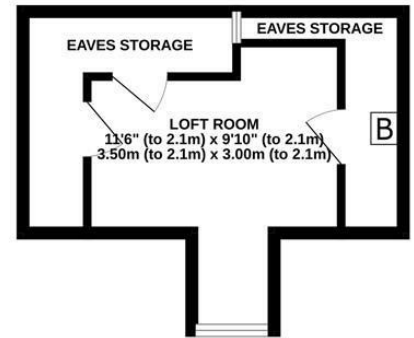




GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.

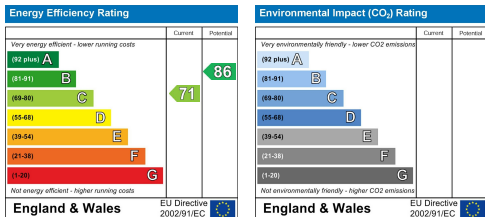


1ST FLOOR
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 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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