



69 Romney Road

Chatham, ME5 7LU

GREENLEAF PROPERTY SERVICES are delighted to introduce this immaculately presented semi-detached house set in this quiet cul-de-sac Location, with the added benefit of planning permission for a double story extension if required.

The accommodation comprises of entrance porch, entrance hall, lounge, fitted kitchen/dining room and conservatory which leads to the garden. To the first floor there are three bedrooms and bathroom W/C. Benefits include ample parking, well maintained garden with patio and decked area, double glazing and gas central heating.

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.

EPC Grade Awaited/ Council Tax Band C

Offers In The Region Of £350,000

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- IDEAL FIRST FIRST PURCHASE
- QUIET CUL - DE -SAC LOCATION
- SEMI DETACHED (POTENTIAL TO EXTEND WITH PLANNING PERMISSION)
- UPSATAIRS BATHROOM W/C
- ENCLOSED REAR GARDEN
- MODERN KITCHEN/DINING ROOM
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- EPC AWAITED
- COUNCIL TAX BAND C

Entrance Porch

Entrance Hall

Lounge

14'1" x 11'5" (4.3 x 3.5)

Kitchen/Dining Room

14'9" x 10'2" (4.5 x 3.1)

Conservatory

9'6" x 9'2" (2.9 x 2.8)

First Floor Landing

Bedroom

13'1" x 8'10" (4 x 2.7)

Bedroom

8'10" x 7'6" (2.7 x 2.3)

Bedroom

7'6" x 7'6" (2.3 x 2.3)

Bathroom W/C

6'4 x 6 (1.93m x 1.83m)

Rear Garden

Well maintained with side access, paved and decked patio area.

Off Road Parking

For three vehicles.

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.

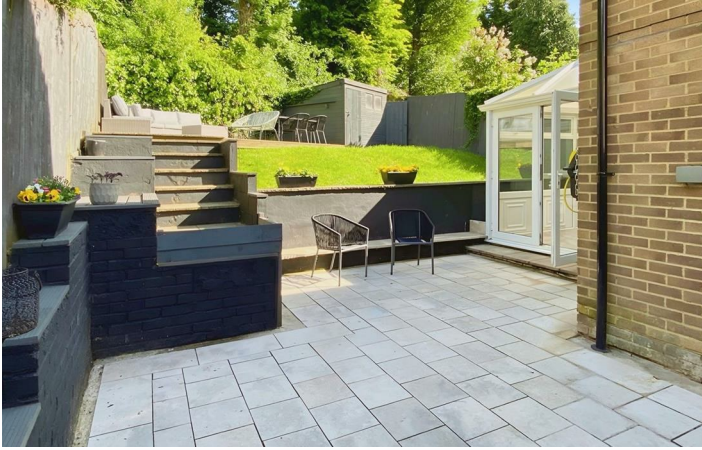
Agents Note

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.



Directions

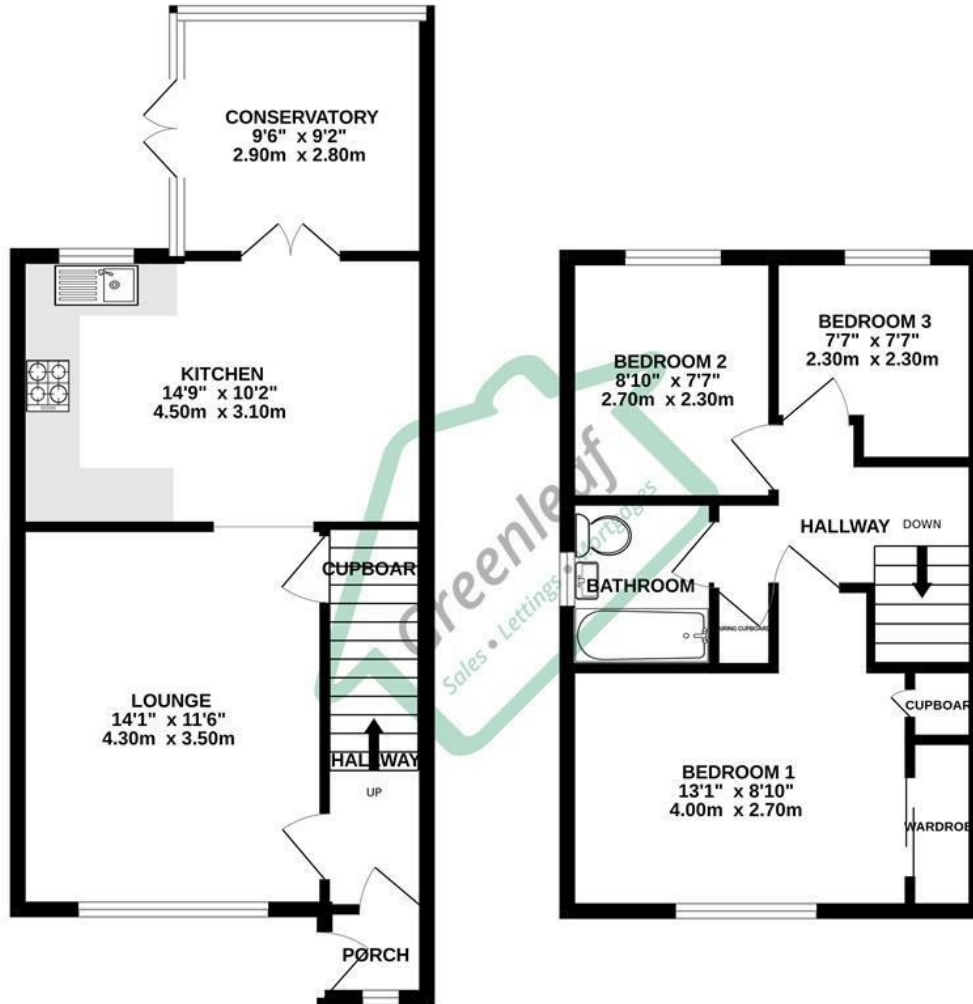
Tel: 01634730672





GROUND FLOOR

1ST FLOOR



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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.