



## 82 Common Road

Chatham, ME5 9RG

GREENLEAF PROPERTY SERVICES are delighted to introduce this architecturally-designed, impressive and unique detached house to the market, in the sought-after Bluebell Hill area of Chatham, Kent. Built in the 1970s and available with NO ONGOING CHAIN, this versatile and well-presented family home boasts four good size double bedrooms, an en suite and stylish family bathroom, two WCs, a spacious open-plan lounge/dining area with sun terrace, a sun room/conservatory with beautiful views across the gardens, good size kitchen/breakfast room with potential for a utility room, and a fantastic contemporary feel throughout the property.

Further benefits include a large office, garden room, solar panels, two garages, beautifully established gardens, and potential in general to extend or develop subject to the new owners wishes. The layout briefly consists of: Entrance porch into lower landing, half stairs down to ground floor, half-stairs up to first floor landing; the ground-floor consists of an "annexe" area with the master bedroom, en suite, and office through to garden room. Off the landing there are three double bedrooms & family bathroom W/C. Upstairs consists of the lounge, terrace, dining area through to conservatory, W/C, kitchen/breakfast room and utility room.

Located opposite the Blue Bell Hill viewing point offering spectacular views across the North Downs, all A2/M2/M20 road links to London and coast are a short drive away, as are highly regarded schools for all age groups, and all leisure and shopping amenities.

Whilst this rarely available property has been much loved by the current owners for many years and is ready to move into and enjoy, the opportunity is there to update and modernise to the new owners wishes. Opportunities such as this are rare indeed, we therefore recommend viewing at your earliest convenience to avoid disappointment

Price Guide £700,000

# 82 Common Road

## Chatham, ME5 9RG



- ARCHITECTURALLY DESIGNED UNIQUE DETACHED PROPERTY
- FOUR BEDROOMS
- BLUEBELL HILL LOCATION OPPOSITE VIEWING POINT WITH STUNNING VIEWS
- EPC GRADE B / COUNCIL TAX BAND G
- NO CHAIN
- EN SUITE / FAMILY BATHROOM / TWO WCs
- SPACE AND POTENTIAL THROUGHOUT
- TWO GARAGES AND AMPLE OFF ROAD PARKING
- STUNNING GARDENS / SUN TERRACE / BALCONY
- SHORT DRIVE TO ALL A2/M2/M20 ROAD LINKS, HIGHLY REGARDED SCHOOLS, LESISURE AND SHOPPING AMENITIES

### Entrance Porch

6'2" x 2'11" (1.9m x 0.9m)

Glass entrance porch with siding patio doors, tiled flooring, front door with windows either side into hallway.

### Hallway One

7'6" x 5'10" (2.3m x 1.8m)

"Galleried-style" hallway with lots of light from the three windows either side of this space, neutral tiled flooring with white walls, high ceiling, half-stairs up to landing area, half-stairs down to ground floor.

### Landing

6'10" x 4'7" (2.1m x 1.4m)

Further light and airy landing area giving access via double doors to both the lounge and dining area, doorway through to kitchen/breakfast room.

### Lounge

19'4" x 18'0" (5.9m x 5.5m)

Spacious room with neutral carpet and white walls, large fireplace with brick feature separating the lounge and dining areas, double doors lead out to wrap-around terrace, windows to front and side of room offering lots of natural light, open plan access to dining area from here.

### Terrace

23'11" x 7'8" (7.3m x 2.35m)

Peaceful and private terrace area, perfect for outdoor dining, far reaching views.

### Dining Area

13'11" x 10'2" (4.25m x 3.1m)

Plenty of space for large table and chairs, neutral carpet and decor, access into sun room/conservatory from here, double doors into landing also.

### Conservatory

12'7" x 9'2" (3.85m x 2.8m)

A very popular room in the current household, used for relaxing, reading, enjoying sunsets, and beautiful views across the gardens. Patio doors from here lead to the balcony, further doorway leads to the WC and kitchen/breakfast room.

### Balcony

34'5" x 5'6" (10.5m x 1.7m)

Great size balcony/terrace to the rear, running the full width of the property.

### WC

5'10" x 2'9" (1.8m x 0.85m)

With WC and basin/vanity cupboard, window to rear, neutral wall and floor tiles, feature tiles to WC wall.

### Kitchen/Breakfast Room

24'5" x 9'10" (7.45m x 3.0m)

Good size room with extensive range of bespoke wooden cupboards to walls and floors, feature splashback tiles, neutral floor and wall tiles, wide window to rear of property, neutral worktops with breakfast bar containing gas hob separating the kitchen and breakfast areas, window to front of building by breakfast area for further natural light, doorway into current utility/storage room from here.

### Utility / Storage Room

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

Useful room to side of kitchen/breakfast room currently used as storage room, perfect for potential use as utility room, neutral tiled flooring and wood panelling to walls, window front, back and side.

### Lower Hallway

25'5" x 10'0" (7.75m x 3.05m)

Spacious hallway with neutral carpet and decor, and potential for two separate areas: On one side, there is a doorway to the office leading to the master bedroom, en suite, garden room, through to garage one and garden, offering potential in our opinion for conversion to an annexe. To the other side, there is a built-in wardrobe, cupboard with water tank, further large under-stairs storage with window above for extra light, the family bathroom, WC, and three good size double bedrooms.

### Office

19'4" x 5'10" (5.9m x 1.8m)

Formerly used as a kitchen area with some plumbing still in place, now a versatile office space with built-in cupboards, plumbing for washing machine, boiler, doorway into master bedroom and gardens rooms from here.

### Master Bedroom

19'4" x 18'4" (5.9m x 5.6m)

Spacious room with large window to front of house overlooking grounds and garden, extensive range of built-in wardrobes and bedroom furniture, further window to side of room, neutral carpets and decor, doorway into en suite.

### En Suite

7'10" x 4'3" (2.4m x 1.3m)

With white suite consisting of shower, WC and basin/vanity, vertical chrome radiator, attractive neutrally tiled walls and floor, and built-in mirror.

### Garden Room

20'9" x 10'4" (6.35m x 3.15m)

With windows to side of room, built-in storage cupboards, patio doors to garden and patio, rear hallway with windows to side leads to garage one. Potential for further accommodation subject to new owners wishes and usual consents.

### Bedroom Two

13'7" x 13'7" (4.15m x 4.15m)

Good size double bedroom with neutral carpet and decor, window to rear of property overlooking gardens, built-in wardrobes to one wall.

### Bedroom Three

14'3" x 9'10" (4.35m x 3.0m)

Good size double bedroom with existing wardrobes, neutral carpets and decor, patio doors (with secondary glazing) out to patio and garden.

### Bedroom Four

13'11" x 9'10" (4.25m x 3.0m)

Good size double bedroom with neutral carpet and decor, window to rear of property overlooking gardens.

### Family Bathroom

13'11" x 6'4" (4.25m x 1.95m)

Great size well presented family bathroom with white suite

consisting of feature bath, separate shower, feature basin/vanity, vertical chrome radiator, built-in mirror to one wall, tasteful neutral wall and floor tiles, windows to side of property.

### WC

5'10" x 3'1" (1.8m x 0.95m)

With white WC and basin/vanity cupboard, attractive neutral wall and floor tiles.

### Garage One

24'11" x 12'11" (7.6m x 3.95m)

Large garage with electric door, windows to rear and sides, solar panel controls, power and light, doorway into rear hallway to garden room and office from here.

### Garage Two

15'8" x 9'0" (4.8m x 2.75m)

Windows to rear and sides, power and light, up and over door-potential for further accommodation subject to new owners wishes and usual consents.

### Gardens

With beautifully established, good-size private and well-tended gardens to front and rear, secure gated entrance to the front of house with ample off-road parking and access to both garages. With attractive lawn areas, pond, patios, and established flowers, shrubs and trees, the garden back onto the cricket club grounds adding to the peace and quiet of the location.

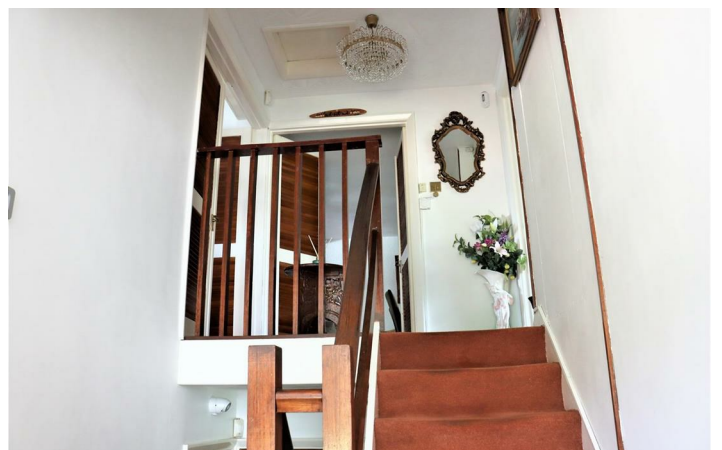
### Agents Note

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.

Tel: 01634730672

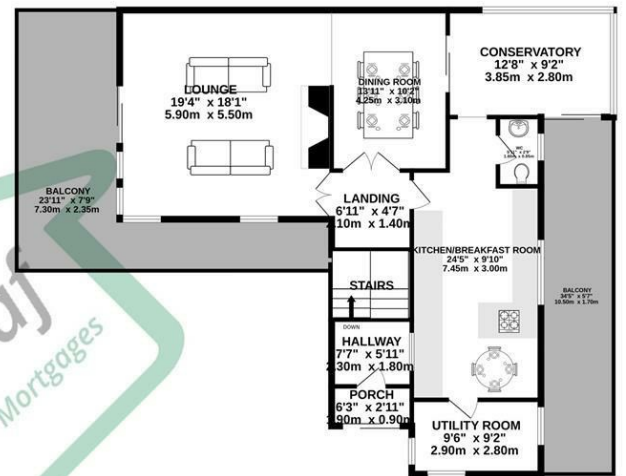




GROUND FLOOR  
1957 sq.ft. (181.8 sq.m.) approx.



1ST FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 3041 sq.ft. (282.5 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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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.