



## 36 New Road

Chatham, Kent, ME4 4QR

Greenleaf are delighted to introduce for sale this imposing and beautifully presented four/five bedroom Grade 2 listed Georgian townhouse, in a sought-after location between Chatham and Rochester, and available with NO ONGOING CHAIN. Arranged over four floors and still retaining many of its original character features, this spacious and versatile family home has benefitted from a complete refurbishment in recent years, and boasts an impressive open-plan kitchen/diner, two beautiful bathrooms, good size double bedrooms, potential for a "self-contained" basement with own front door, and a private balcony to the first floor. To the rear of the property there is gated access to a potential off-road parking space, a pretty established rear lawn garden, raised patio area, further patio area, storage cupboard, and a range of trees, plants and shrubs.

The layout briefly consists of: Entrance porch into hallway giving access to the lounge, kitchen/diner through to shower room, doorway down to basement area, and stairs up to first floor; the first floor landing gives access to a spacious inner landing with built-in wardrobes and balcony, bathroom and two good size double bedrooms; the second floor landing gives access to two further double bedrooms, whilst the basement boasts its own front door, hallway, and good size room with built-in storage.

Located a short walk to Chatham and Rochester stations offering 40 minute fast services into London St Pancras, highly regarded schools for all age groups are close by, including the private Kings and St Andrews schools. Chatham and Rochester offer a wide selection of restaurants, cafes, bars, shopping and leisure amenities, and all A2/M2/M20 road links are a short drive away.

Properties of this calibre and location are rarely available, we therefore recommend viewing at your earliest convenience.

**Price Guide £449,995**

# 36 New Road

## Chatham, Kent, ME4 4QR



- SUBSTANTIAL MID-TERRACE GEORGIAN TOWNHOUSE WITH NO ONGOING CHAIN
- RECENTLY REFURBISHED AND REDECORATED / MANY ORIGINAL CHARACTER FEATURES
- CLOSE TO A2/M2/M20 ROAD LINKS AND ALL LOCAL SHOPPING AND LEISURE AMENITIES
- EPC GRADE C / COUNCIL TAX BAND E / FREEHOLD
- FOUR/FIVE BEDROOMS AND TWO BATHROOMS OVER FOUR FLOORS
- ESTABLISHED PRIVATE GARDEN AND PATIO, OFF-ROAD PARKING TO REAR
- WALK TO HISTORIC ROCHESTER HIGH STREET AND STATIONS WITH FAST TRAINS TO LONDON
- BASEMENT WITH OWN ENTRANCE / SUN TERRACE TO FIRST FLOOR
- STUNNING KITCHEN/DINER AND SPACIOUS ROOMS THROUGHOUT
- CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS FOR ALL AGE GROUPS

### Entrance Porch

5'4" x 2'11" (1.65m x 0.9m)

With hard-wearing flooring, neutral decor, useful space on entrance to property, attractive front door into property.

### Hallway

13'5" 5'6" (4.1m 1.7m)

Impressive hallway with original ornate archway, ceiling rose, stairs up to first floor and down to basement area, doorway access into lounge and kitchen/diner from here.

### Basement Hallway

12'3" x 2'9" (3.75m x 0.85m)

With useful own access to front of house (underneath stairs to main front door), and stairs down from main hallway of the property. Doorway access into basement room from here.

### Basement/Bedroom Five

13'1" x 11'7" (4.0m x 3.55m)

Good size room with two windows to front of house, attractive neutral carpet and decor, good head-height, downlighters, feature radiator, potential for use as fifth bedroom, office or gym, subject to new owners wishes.

### Lounge

14'1" x 11'11" (4.3m x 3.65m)

Spacious lounge with two attractive arch-windows to front of property, original feature fireplace and surround, (not currently in use), high ceiling with intricate cornicing, ceiling rose and light, dado rail, neutral carpet and decor.

### Kitchen/Diner

16'0" x 17'6" (4.9m x 5.35m)

Great size room to rear of property with window and front door out to patio and garden, with laminate flooring and attractive neutral decor, good range of kitchen cupboards to wall and floor with butchers block work-tops, attractive neutral splashback tiles, spotlights, two vertical feature radiators, integral dishwasher, rangemaster oven and hob, separate fridge-freezer possibly to stay. Access from here to shower room.

### Shower Room

7'8" x 7'0" (2.35m x 2.15m)

Lovely light and spacious room with white suite consisting of large shower, WC and basin/vanity unit, white metro tiles, vertical chrome radiator, two windows to side of room, stylish feature tiled-flooring, downlighters, plumbing for washing machine and dryer.

### First Floor Landing

6'6" x 5'6" (2.0m x 1.7m)

Landing giving access to inner landing and a few steps up into two double bedrooms.

### Inner Landing

13'7" x 7'2" (4.15m x 2.2m)

Spacious area with neutral carpet and decor, two large built-in wardrobes, dressing area with useful worktop, boiler located here also. From here there is doorway access into the bathroom, and sliding doors out to the sun terrace.

### Balcony/Terrace

9'2" x 7'6" (2.8m x 2.3m)

Lovely bonus space to the property with wrought-iron stairs down to the patio and garden from here.

### Bedroom One

17'8" x 13'9" (5.4m x 4.2m)

Large double bedroom with three windows to front of house with secondary glazing, neutral carpet and decor, feature fireplace and surround, ornate ceiling rose, cornicing and dado rail.

### Bedroom Two

10'5" x 9'10" (3.2m x 3.0m)

Double bedroom with window overlooking sun terrace, neutral carpet and decor.

### Bathroom

8'2" x 7'6" (2.5m x 2.3m)

Bright and spacious room with white suite consisting of bath, WC and feature basin/vanity, partial white metro tiles to walls and stylish contrasting floor tiles, window to side, vertical chrome radiator, downlighters

### Second Floor Landing

5'6" x 5'2" (1.7m x 1.6m)

Compact second floor landing with neutral carpet and decor, high ceiling, feature banister and handrails, access into two further double bedrooms.

### Bedroom Three

17'8" x 12'3" (5.4m x 3.75m)

Large double bedroom with three windows to front of house with secondary glazing, neutral carpet and decor, two built-in wardrobes, further built-in storage.

### Bedroom Four

17'4" x 12'3" (5.3m x 3.75m)

Good size double bedroom with neutral carpet and decor, spotlights, window to rear, feature vertical radiator.

### Garden

With hard-standing directly to rear leading out to an attractive paved patio area, access to wrought-iron stairs up to sun terrace, large brick-built storage, a

pathway leads up to a lawn garden area with a range of established plants, shrubs and flowers, further steps to rear lead up to a hard standing area with gate out to rear parking space. A beautiful private space for all the family.

### Front of House

Beautiful looking Georgian townhouse over four floors, with a few stairs up to main front door, doorway underneath giving access into bonus basement room.

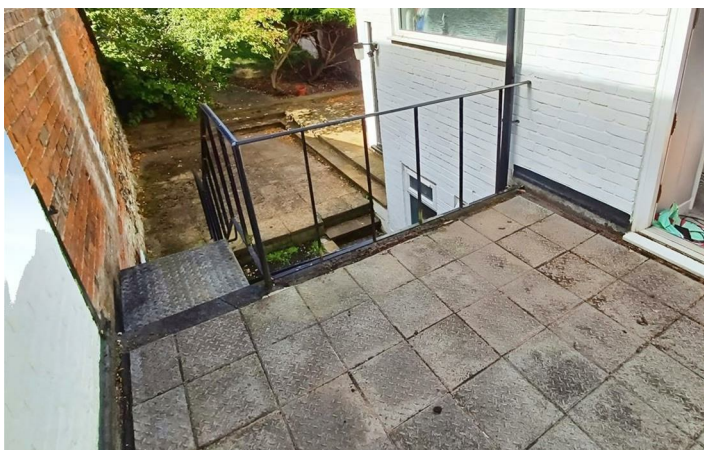
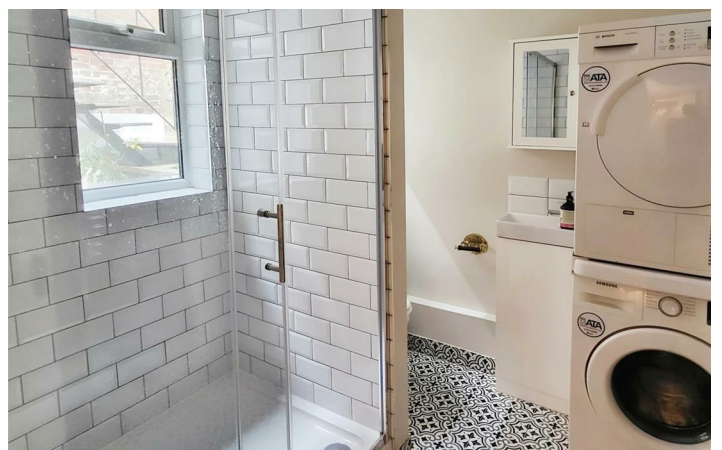
### Agents Note

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### Agents Note

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Tel: 01634730672



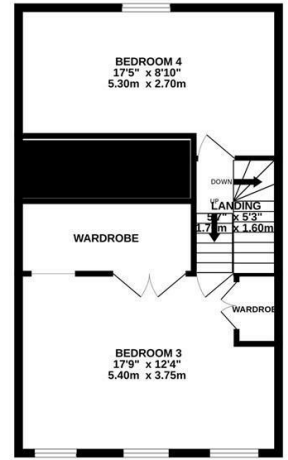
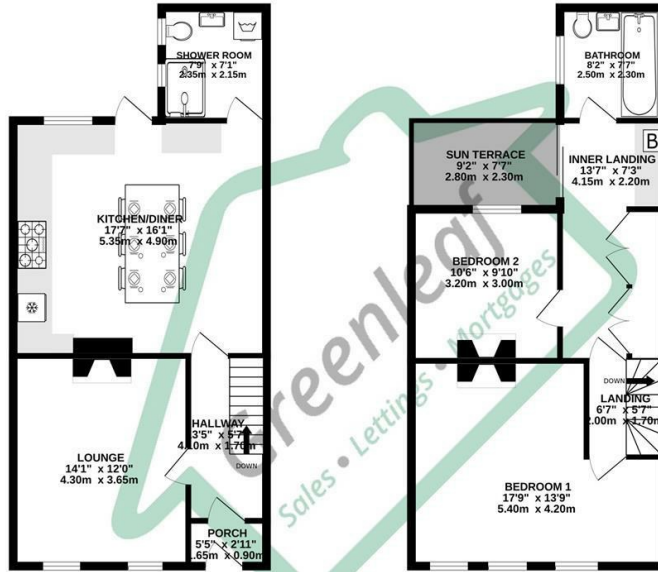
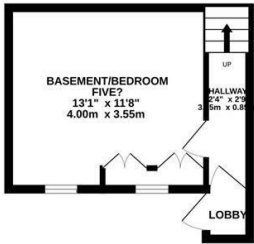


BASEMENT/BEDROOM FIVE?  
213 sq.ft. (19.8 sq.m.) approx.

GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.

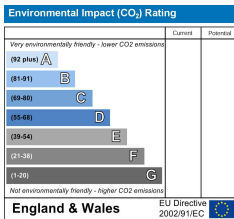
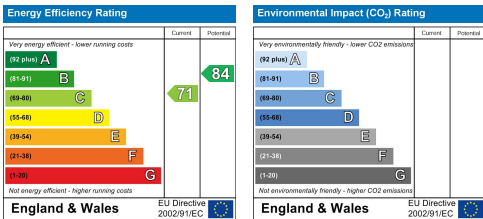
1ST FLOOR  
503 sq.ft. (46.8 sq.m.) approx.

2ND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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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