



Gabriel House, 34 New Road

Chatham, ME4 4QR

GREENLEAF PROPERTY SERVICES are delighted to introduce this immaculately presented Grade Two listed Georgian townhouse to the market, complete with off-road parking for two cars, and available with NO ONGOING CHAIN. Built in 1794, and set over four spacious floors in a sought-after conservation area within a short walk to Chatham station with high-speed services to London, this characterful period property boasts four double bedrooms, a separate lounge and dining room, second-floor shower room, stunning first-floor bathroom and downstairs WC, a bonus basement/utility room with potential for a variety of uses, new engineered oak flooring, and a recently new high quality kitchen. The property further benefits from an established and attractive south-facing low-maintenance garden with access to the two off road parking spaces, a study area on the second floor landing, and is quite simply ready to move into and enjoy.

The layout briefly consists of: Hallway giving access lounge, dining room out to garden, kitchen, WC/cloakroom, stairs up to first floor and down to basement with own front door and window; The first floor landing gives access to two double bedrooms, impressive bathroom, and large inner landing with built-in wardrobes; The second floor landing gives access to two further double bedrooms, study area, and shower room.

Located within a short walk of Chatham station with 45 minute fast trains to London, the bus station is also nearby, and all A2/M2/M20 road links are a short drive away. There are a selection of highly regarded schools for all age groups both in Chatham and nearby Rochester, and a wealth of shopping, dining and leisure amenities in the local areas. Interest is sure to be strong in this rather special historic family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £475,000

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- SUBSTANTIAL BAY-FRONTED GEORGIAN TOWNHOUSE WITH NO CHAIN!
- FOUR DOUBLE BEDROOMS / BATHROOM / SHOWER ROOM / DOWNSTAIRS WC/CLOAKROOM
- ATTRACTIVE AND ESTABLISHED LOW-MAINTENANCE SOUTH-FACING GARDEN
- EPC GRADE C / COUNCIL TAX BAND E / FREEHOLD PROPERTY
- OFF ROAD PARKING FOR TWO CARS
- BASEMENT WITH POTENTIAL FOR A VARIETY OF USES
- WALK TO STATION WITH FAST TRAINS TO LONDON / CLOSE TO ALL A2/M2/M20 ROAD LINKS
- BEAUTIFULLY PRESENTED THROUGHOUT WITH RECENTLY NEW HIGH QUALITY KITCHEN
- GRADE 2 LISTED WITH MANY ORIGINAL CHARACTER FEATURES
- CLOSE TO HIGHLY REGARDED SCHOOLS AND ALL LOCAL DINING, LEISURE AND SHOPPING AMENITIES

Entrance Hallway

20'9" x 5'4" (6.35m x 1.65m)

Characterful and spacious hallway with impressive light and ceiling rose feature, wall panels, original archway and feature vertical radiator/mirror, giving access to the lounge, dining room, WC, stairs up to the first floor, and door down to basement room.

WC

5'4" x 3'3" (1.65m x 1.0m)

With feature white suite consisting of WC and hand-basin, neutral wall and floor tiles.

Lounge

17'4" (into bay) x 11'11" (5.3m (into bay) x 3.65m)

Beautiful room with large bay sash window to front of house with secondary glazing, lovely built-in bay seating, engineered oak flooring and neutral decor with picture rails.

Dining Room

16'6" x 11'11" (5.05m x 3.65m)

To rear of property, good size dining room with open archway to kitchen, two feature lights, neutral decor with engineered oak flooring continued, double patio doors with windows either side lead out to the patio and garden.

Kitchen

17'4" x 7'0" (5.3m x 2.15m)

New in recent years, high quality fitted kitchen with good range of grey gloss base and wall units, built-in NEF double oven/microwave and Bora induction hob with built-in extractor fan and feature blue glass splashback, attractive quartz worktops and "slate-effect" tiled flooring, separate fridge-freezer and dishwasher, windows to side and rear, feature ceiling lights, and further large fitted cupboard with sliding doors.

Basement

17'4" x 15'5" (5.3m x 4.7m)

Great size room with block-paved flooring and exposed brick walls, plumbing for washing machine, door and window to front of house providing the potential for further accommodation (office, gym, utility room, further bedroom?) subject to the new owners wishes.

First Floor Landing

7'10" x 5'6" (2.4m x 1.7m)

With engineered oak flooring, neutral decor with feature wall panels, a few steps up to bedroom one from here, and access into the inner hallway leading to bedroom two and bathroom.

Bedroom One

18'0" x 13'11" (5.5m x 4.25m)

Spacious and stylish double bedroom with engineered oak flooring and neutral decor with feature panelling, three large sash windows to front of house with secondary glazing, glass wall panel, and space for a designated dressing area subject to new owners wishes.

Inner Hallway

9'6" x 5'4" (2.9m x 1.65m)

Large inner hallway with extensive built-in wardrobes with sliding doors to one wall, feature panelled walls and radiator, access to bedroom two and bathroom from here.

Bedroom Two

15'8" x 12'1" (4.8m x 3.7m)

Good size double bedroom with engineered oak flooring and white walls, feature wall panels, large sash window to rear overlooking garden.

Bathroom

17'4" x 7'2" (5.3m x 2.2m)

Very impressive bathroom with white suite consisting of two feature basins built into vanity unit, WC, bidet, and stylish bath, modern white wall tiles, built-in radiator seating, further vertical white radiator, sash window to rear, built-in wall mirror, two ceiling lights, and two built-in double storage cupboards.

Second Floor Landing

13'9" x 5'6" (4.2m x 1.7m)

Another spacious landing with feature wall panels and stylish light, a few stairs up to study area with window to front of building, leading to bedroom three, and inner landing to rear giving access to bedroom four and shower room.

Inner Landing

6'6" x 3'3" (2.0m x 1.0m)

Compact area giving access to bedroom four and shower room.

Study Area

8'6" x 5'6" (2.6m x 1.7m)

Great place for desk and chair with window to front, peaceful and quiet at top of the house.

Bedroom Three

13'11" x 11'9" (4.25m x 3.6m)

Good size bedroom currently used as an office, with two sash windows to front of house with secondary glazing, grey laminate flooring with white walls, built-in cupboard.

Bedroom Four

11'9" x 9'8" (3.6m x 2.95m)

Double bedroom with grey laminate flooring and neutral decor, large window to rear, built-in cupboard, and loft access with convenient roof access when required.

Shower Room

5'10" x 5'4" (1.8m x 1.65m)

With white suite consisting of large shower, WC and basin/vanity, downlighters, built-in wall mirror, grey marble-effect wall tiles and feature tiled flooring, vertical chrome radiator.

Garden

South facing garden, beautifully established with low maintenance paving, patio areas, garden area with rose-arch and pond, a variety of plants and shrubs, storage shed to rear, and steps up to the off road parking.

Off Road Parking

Off road parking for two cars, via access road to rear of property, a wrought iron staircase leads down to the garden and into the house.

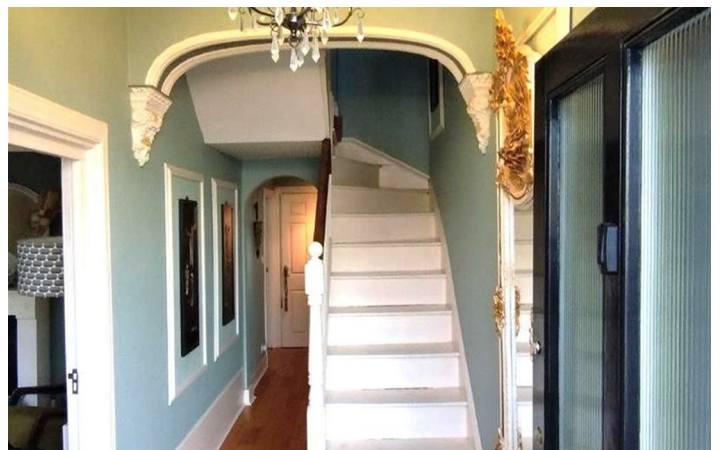
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Agents Note 2

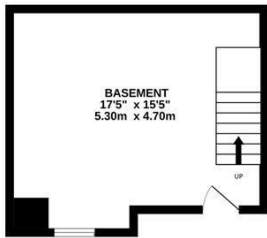
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Tel: 01634730672

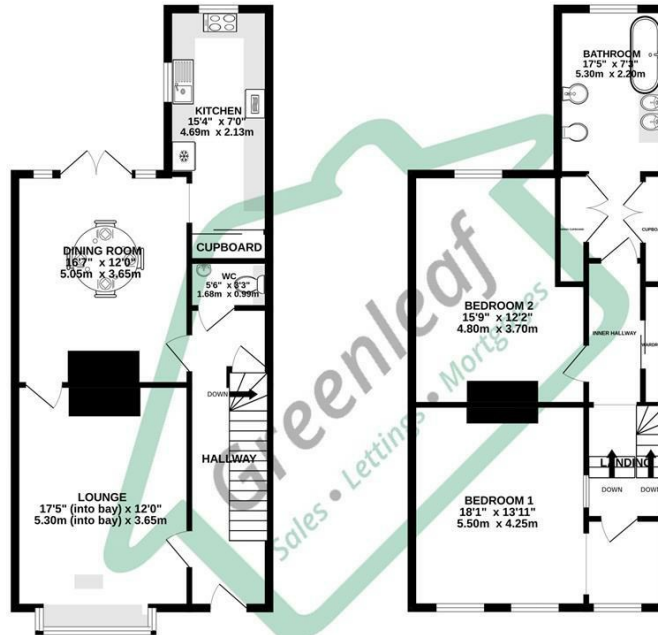




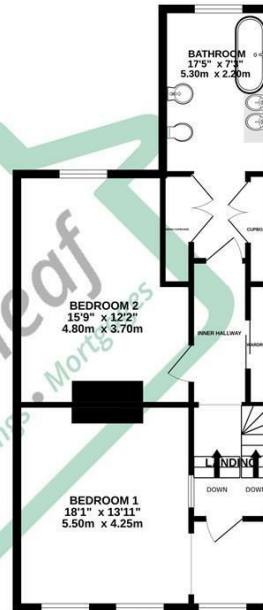
BASEMENT
252 sq.ft. (23.4 sq.m.) approx.



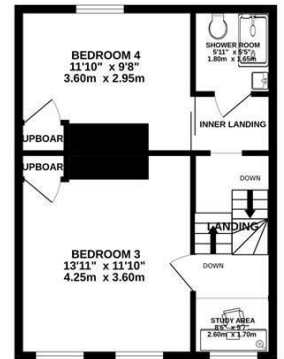
GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



FIRST FLOOR
598 sq.ft. (55.5 sq.m.) approx.



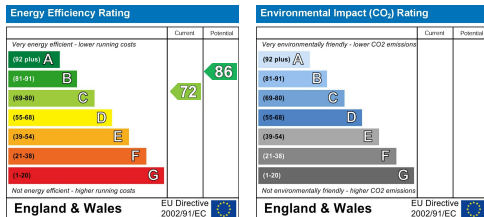
SECOND FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1848 sq.ft. (171.7 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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