



## 112 Snodhurst Avenue

Chatham, ME5 0TB

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented detached house to the market for the first time in many years, available with NO ONGOING CHAIN! Built in 1970, and boasting a stunning lounge/diner with a spacious balcony offering far-reaching views, a separate dining room with potential for use as a fourth bedroom, a recently refitted kitchen, three bedrooms, self-contained studio/annexe to the lower ground-floor, heated swimming pool set in grounds of 0.3 acre, and ample off road parking for several cars, this impressive family home offers space, potential and versatility throughout, and is ready to move into and enjoy.

The layout briefly consists of: Good size hallway giving access to dining room/bedroom four, kitchen out to utility/lean-to area, WC/cloakroom, stairs up to first floor, and lounge out to the balcony with views; The first floor landing gives access to the three bedrooms with ample storage, and family bathroom; The utility area gives access to the self-contained studio/annexe to the lower ground-floor with separate kitchen, lounge and bedroom area, and good size bathroom; The large patio, swimming pool and gardens are also accessed via the utility area, and a gated entrance to the side of the property.

The property is ideally located close to local shops, amenities and highly regarded schools, and is a short drive/bus to Walderslade Village with a further host of shops and services. All A2/M2/M20 road links are a short drive away, whilst Bluewater Shopping Centre is approx 20 minutes by car and also serviced by bus. Chatham and Rochester train stations are a short drive away and offer 40 minute fast services to London St Pancras, and a further selection of restaurants, cafes, shopping and leisure amenities. Interest is sure to be strong in this beautifully presented property with no chain, we therefore recommend viewing at your earliest convenience to avoid disappointment.

**Offers In The Region Of £550,000**

# 112 Snodhurst Avenue

Chatham, ME5 0TB



- DETACHED HOUSE SET ON 0.3 OF AN ACRE WITH NO ONGOING CHAIN!
- HEATED SWIMMING POOL AND LARGE FISH POND
- REFITTED KITCHEN & SHOWER ROOM W/C
- COUNCIL BAND F/ EPC AWAITED / FREEHOLD PROPERTY
- SOUGHT-AFTER LOCATION AND IMMACULATELY PRESENTED THROUGHOUT
- SELF CONTAINED STUDIO ANNEX
- DOWNSTAIRS CLOAKROOM W/C
- STUNNING LOUNGE WITH BALCONY AND VIEWS
- GARAGE AND PARKING FOR SEVERAL VEHICLES
- VERSATILE FAMILY HOME BURSTING WITH POTENTIAL

## Entrance Hall

13'7" x 9'10" (4.15m x 3.0m)

Spacious entrance hallway with stylish tiled flooring and neutral decor, access to dining room/(bedroom four?), kitchen, WC/cloakroom, stairs up to first floor with storage cupboard underneath, and through to lounge/diner.

## Cloakroom W/C

6'10" x 3'7" (2.1m x 1.1m)

With neutral tiled flooring and decor, basin and WC, window to side of property.

## Lounge

22'1" x 19'8" (6.75m x 6.0m)

Stunning and spacious room with tasteful neutral carpet and decor, feature vertical radiator, plenty of room for sofas, furniture, office area, and dining table if desired. Tri-fold doors lead out to the balcony, with large window to rear providing lots of further natural light.

## Dining Room/ Bedroom Four?

10'2" x 9'8" (3.1m x 2.95m)

With tiled flooring and neutral decor, window to front of house, currently used as a separate dining room but potential for use as fourth bedroom subject to the new owners wishes.

## Kitchen

12'9" x 8'8" (3.9m x 2.65m)

Recently new fitted kitchen with good range of grey wall and base units with Quartz worktops and splashbacks, range-style electric induction hob and oven, integrated dishwasher, separate fridge-freezer to stay, window to front of house with fitted blinds, door out to utility area/lean-to from here with further window to side.

## Utility Room/Lean-To

31'2" x 3'11" (9.5m x 1.2m)

Located to the side of the house and running the full length of the property, this useful utility space/lean-to area has plumbing for washing machine and dryer, a few steps down to fitted cupboard currently with bar area to side, a few further steps lead down to the entrance into the self-contained studio/annexe, and out to garden.

## First Floor Landing

10'4" x 9'2" (3.15m x 2.8m)

Spacious and light landing with window to side of property, neutral carpet and decor, access into the bedrooms, bathroom, and storage cupboard from here.

## Bedroom One

13'9" x 13'1" (4.2m x 4.0m)

Large double bedroom with neutral carpet and decor, range of built-in wardrobes, further built-in storage cupboard.

## Bedroom Two

13'9" x 9'4" (4.2m x 2.85m)

Double bedroom with built-in eaves storage and built-in wardrobe, neutral carpet and decor.

## Bedroom Three

10'11" x 7'10" (3.35m x 2.4m)

Smaller double bedroom with neutral carpet and decor, built-in eaves storage.

## Shower Room W/C

9'10" x 5'6" (3.0m x 1.7m)

Spacious modern shower room, recently refitted, with white suite consisting of walk-in shower with stylish grey wall tiles and splashbacks, grey "wood-effect" vinyl flooring, attractive vanity unit with basin and WC, and plenty of storage.

## Studio Annex-Kitchen

10'4" x 4'11" (3.15m x 1.5m)

Doorway with window to side from utility/lean-to leads into the kitchen area with basin, work top and built-in cupboard, space for further utilities, door into lounge from here.

## Studio Lounge Area

15'10" x 7'10" (4.85m x 2.4m)

Spacious lounge area with large window to rear with secondary glazing, tiled flooring and neutral decor, large built-in storage cupboard, open-plan to bedroom area from here and doorway into bathroom.

## Studio Bedroom Area

11'5" x 7'4" (3.5m x 2.25m)

Good size double bedroom area with large window to rear/secondary glazing, neutral tiled flooring continues, range of built-in wardrobes, doorway into bathroom.

## Studio Bathroom

8'0" x 6'4" (2.45m x 1.95m)

With coloured suite consisting of bath with shower above, WC and basin, neutral wall and floor tiles.

## Rear garden

Very impressive garden with large decked patio, lily pond, further large fish pond with surrounding established rockery, a feature built-in "train track" surrounds this area also, with a further storage shed to rear of garage. From here there is a large decked patio area with heated swimming pool, a few steps down leads to the large established lawn garden, which in turn leads to a beautiful private and secluded wooded "nature" area to rear.

## Swimming Pool

Good size heated swimming pool for all year round use, with decking and patio surrounding.

## Garage

17'8" x 10'11" (5.4m x 3.35m)

Good size detached garage with electric door to front, further side access and window, power and light.

## Off Road Parking

Fantastic block-paved off-road parking for several vehicles, in front of garage and house, leading down to the separate detached garage.

## 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.

## 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.

Tel: 01634730672

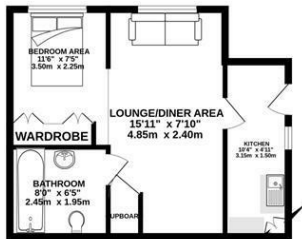




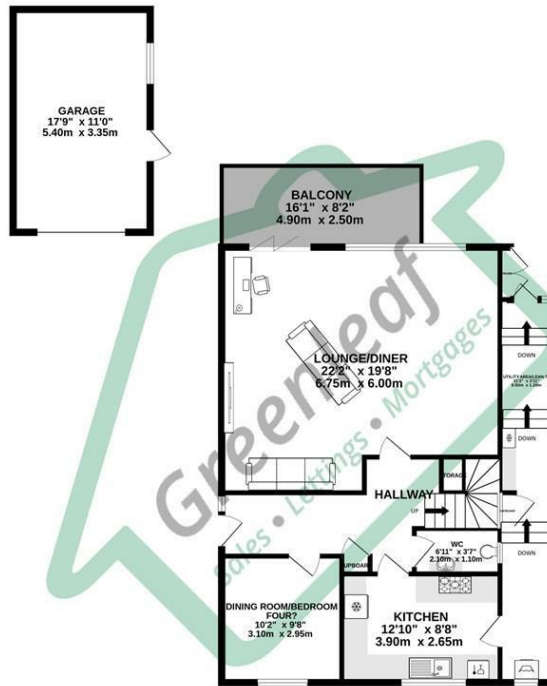




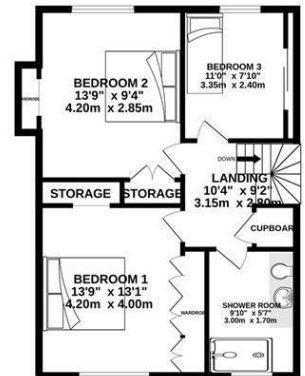
LOWER GROUND-FLOOR ANNEXE  
389 sq.ft. (36.1 sq.m.) approx.



GROUND FLOOR  
1121 sq.ft. (104.2 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 2131 sq.ft. (198.0 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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