



10 Primrose Close

Chatham, ME4 6HZ

GREENLEAF PROPERTY SERVICES are delighted to introduce this immaculately presented detached bungalow to the market, in a highly sought-after location on the Chatham/Rochester borders. Tucked away in this peaceful and private close yet within walking distance of all local amenities, this spacious four bedroom family home boasts a wealth of fantastic features, including an en suite to master, a recently new impressive shower room and stunning kitchen, separate WC/cloakroom, spacious lounge open-plan to the dining room with conservatory located to rear, double garage and storage sheds, granite patio, and beautifully established gardens to front and rear of this impeccable property. With tasteful neutral decor throughout, and the opportunity to simply move in and enjoy this much loved and cared for bungalow, we recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Entrance hall giving access to the spacious lounge, dining area and conservatory, kitchen, and WC; The inner hallway gives access to the recently new shower room, four bedrooms, and en suite. All of the bedrooms boast built-in storage, and there are two further storage cupboards to the hallway and loft access also.

Located close to the stations with fast trains to London, A2/M2/M20 road links and highly regarded schools for all age groups, the nearby historic Rochester High Street offers a selection of cafes, restaurants, bars and boutiques, along with the famous cathedral and Norman castle. Nearby Chatham and Maidstone offer a further wealth of shopping and leisure amenities, whilst Blue Water Shopping Centre is a 20 minute drive away.

Price Guide £599,995

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- DETACHED BUNGALOW IN SOUGHT-AFTER PRIVATE CLOSE
- MASTER BEDROOM WITH EN SUITE AND BUILT-IN WARDROBES
- BEAUTIFULLY PRESENTED THROUGHOUT AND READY TO MOVE INTO
- EPC GRADE C / COUNCIL TAX BAND F / FREEHOLD
- FOUR GOOD SIZE BEDROOMS / CONSERVATORY WITH RECENT NEW TILED ROOF
- DOUBLE GARAGE AND OFF ROAD PARKING
- WALK TO LOCAL SHOPS AND AMENITIES
- RECENTLY NEW SHOWER ROOM AND IMPRESSIVE KITCHEN
- GOOD SIZE GARDENS TO FRONT AND REAR (0.17 ACRE APPROX)
- CLOSE TO SCHOOLS / A2/M2/M20 ROAD LINKS / STATIONS WITH FAST TRAINS TO LONDON

Entrance Hall

9'4" x 5'2" (2.85m x 1.6m)

From the storm porch, an attractive front door leads into the hallway, with high quality laminate flooring and neutral decor, double doors lead into lounge, dining room and conservatory, further doors in kitchen, WC, and inner hallways to bedrooms and bathrooms.

Cloakroom W/C

5'8" x 3'3" (1.75m x 1.0m)

With white suite consisting of WC/vanity and hand basin, fitted wall mirror, vertical chrome radiator, and downlighters.

Lounge

18'10" x 11'3" (5.75m x 3.45m)

Great size lounge with two windows to front of property offering lots of natural light, tastefully neutrally decorated with feature gas fireplace and surround, coving, two ceiling lights, and large open archway to dining area.

Dining Room

10'9" x 9'0" (3.3m x 2.75m)

Spacious area with plenty of room for family dining table and chairs, serving hatch to kitchen to side of this room, neutral decor continues, sliding patio doors to conservatory.

Conservatory

10'9" x 10'2" (3.3m x 3.1m)

With stylish laminate flooring and recently new tiled roof with plasterboard ceiling, glass all round with fitted vertical blinds, fitted electric radiator, two feature wall lights, double doors to side lead out to patio and garden.

Kitchen

13'7" x 9'0" (4.15m x 2.75m)

Fitted new approx five years ago, high quality kitchen with generous range of fitted grey wall and floor units with contrasting "sparkling" Quartz worktops, downlighters, window and door to rear of room, glass serving hatch to dining area to side, built-in eye-level oven and microwave/warming drawer, gas hob, inset dishwasher, washing machine/dryer, free-standing fridge-freezer all possibly to stay, water

softener, grey tiled flooring with neutral decor, and space for breakfast table and chairs. A beautiful space to start your day.

Inner Hallway

12'5" x 9'6" (3.8m x 2.9m)

Spacious inner hallway giving access to four good size bedrooms, shower room and en suite, two storage cupboards (one housing boiler), and loft access (partially boarded, light, and drop-down ladder).

Master bedroom

12'1" x 13'7" (to 11'3") (3.7m x 4.15m (to 3.45m))

Good size double bedroom with neutral carpet and decor, built-in wardrobes, window to rear, access into en suite.

En suite Shower Room W/C

8'0" x 2'9" (2.45m x 0.85m)

With white suite consisting of shower, WC and basin/vanity, vertical chrome radiator, window to side, laminate flooring and white wall tiles with decorative border.

Bedroom Two

12'7" x 8'8" (3.85m x 2.65m)

Good size double bedroom with built-in wardrobes, neutral carpet and decor, window to front of property.

Bedroom Three

11'9" x 10'5" (3.6m x 3.2m)

Double bedroom with built-in wardrobes and neutral carpet and decor, window to front of property.

Bedroom four

9'0" x 6'10" (2.75m x 2.1m)

Single bedroom with built-in wardrobe, window to rear, neutral carpet and decor.

Shower Room W/C

8'0" x 5'4" (2.45m x 1.65m)

Impressive new shower room, with white suite consisting of large walk-in shower with glass divide, WC, basin/vanity, stylish aqua wall panels with feature tiled wall, large grey floor tiles with feature inset tiles, downlighters and radiator.

Front and Rear Gardens

To the front there is a good size lawn with mature shrubs and plants, a pathway leads to the storm porch/entrance. There is also side access to the rear on both sides of the property. The fully fenced rear garden boasts an impressive patio surrounding the conservatory, with granite slabs, a gazebo area for outdoor dining and entertaining, and a beautiful lawn area with mature shrubs and plant borders. There is a side access pathway leading to a useful shed and workshop, and rear access into the garage.

Double Garage

17'6" x 16'10" (5.35m x 5.15m)

Spacious double garage with two separate electric doors to front, rear access also, power and light, built-in cupboard storage, and potential for further storage in roof.

Off Road Parking

Comfortable off road parking for two cars in front of garage.

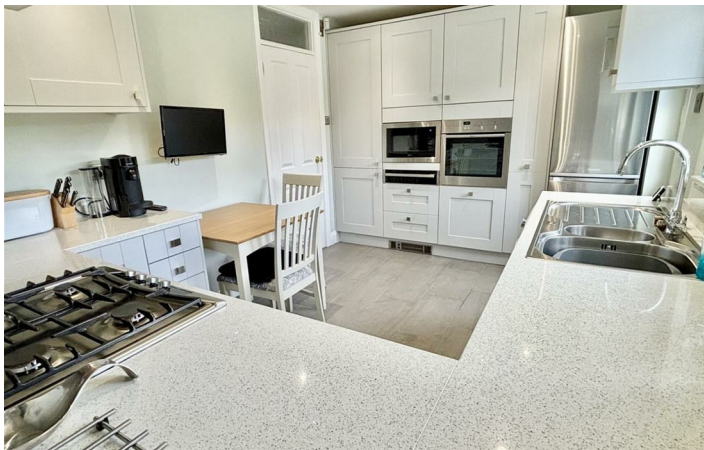
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Agents Note

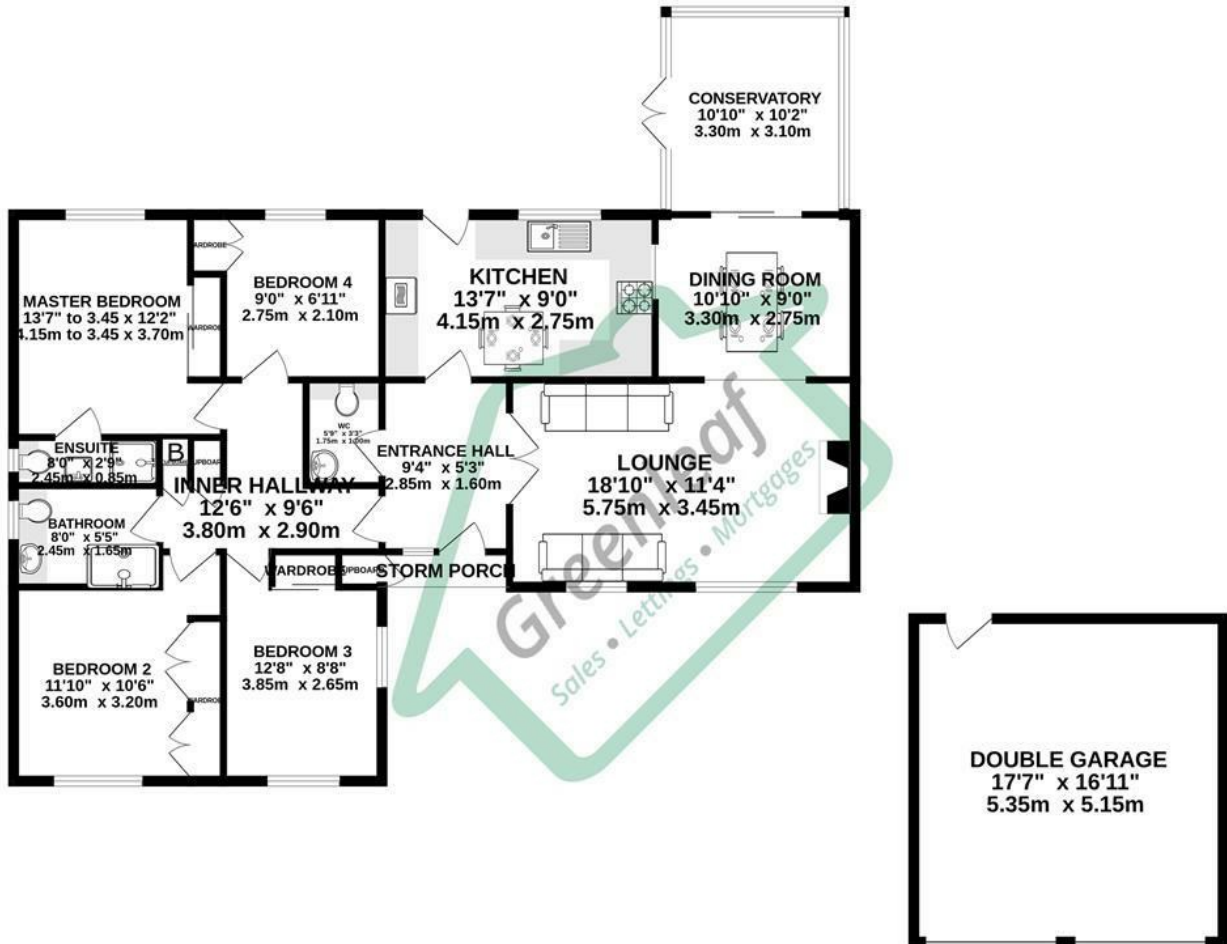
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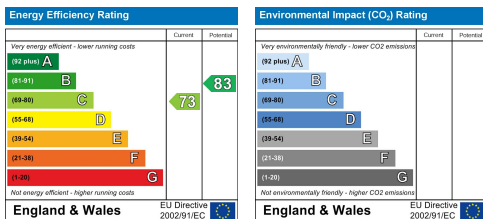


GROUND FLOOR
1534 sq.ft. (142.6 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.6 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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160 High Street, Rochester, Kent, ME1 1ER

Tel: 01634730672 Email: info@greenleaf-property.co.uk

www.greenleaf-property.co.uk