



341 Maidstone Road

Chatham, Kent, ME5 9SE

GREENLEAF PROPERTY SERVICES are delighted to introduce this stunning detached house to the market, on the sought-after Maidstone Road in Chatham Kent. Available with NO ONGOING CHAIN and set on a plot of approx 1/3 acre, this impressive family home built in 1953, has been completely refurbished throughout, and extended to the rear to provide an exceptional kitchen/breakfast room complete with a striking feature roof lantern. Boasting four double bedrooms, new en suite and bathroom, a spacious lounge, office, utility room and useful storage room, this beautiful property further benefits from an established mature garden, complete with impressive bar and games outbuilding with potential for a variety of uses.

The layout briefly consists of: Entrance porch open-plan into the impressive hallway giving access to the dining room through to kitchen, stairs up to first floor, inner hallway to utility room and through to kitchen/breakfast room, WC/cloakroom, further inner hallway giving access to the study/office and through to the spacious lounge. The gardens and patio are accessed from both the lounge and the kitchen. The first floor landing gives access to a great size master bedroom with en suite shower room and sun terrace complete with hot-tub, three further double bedrooms and family bathroom. The rear of the property enjoys mature established gardens and good size patio, and a fantastic outbuilding/games area complete with bar, pool room and decked sun terrace.

Located close to all A2/M2/M20 road links, all shopping and leisure facilities are nearby, with both Chatham and nearby historic Rochester town centres offering an extensive selection of restaurants, bars, cafes and boutiques. Chatham and Rochester stations also offer a fast train service to London, and highly regarded schools for all age groups are nearby. Interest is sure to be strong in this fantastic family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Offers In The Region Of £885,000

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Chatham, Kent, ME5 9SE



- NO CHAIN!
- KITCHEN/BREAKFAST ROOM/OFFICE & UTILITY ROOM
- PARKING FOR SEVERAL VEHICLES
- EPC GRADE AWAITED/COUNCIL TAX BAND G

- OVERALL PLOT SIZE 0.38 OF AN ACRE
- OUTBUILDING/BAR WITH POTENTIAL FOR MULTIPLE USES
- SPACIOUS ACCOMMODATION

- FOUR BEDROOMS WITH EN-SUITE TO MASTER
- CLOAKROOM W/C
- SUN TERRACE WITH HOT TUB

Entrance Porch

8'2" x 4'11" (2.5 x 1.5)

Entrance Hall

17'10" x 5'10" (5.45 x 1.8)

Double glazed door and window to front, built in under stairs cupboard and radiator.

Cloakroom W/C

6'0" x 5'10" (1.85 x 1.8)

Double glazed window to front, close coupled W/C with vanity wash hand basin, heated towel rail and tiled flooring.

Lounge

20'9" x 18'8" (6.35 x 5.7)

Two double glazed windows to front, French doors to rear, feature fireplace, carpet and radiator.

Dining Room

17'8" x 11'11" (5.4 x 3.65)

Double glazed window to front and side, carpet, dado rail and radiator.

Kitchen/Breakfast Room

23'7" x 11'7" (7.2 x 3.55)

Double glazed windows to rear, double glazed door to rear. Extensive range of matching wall and base units with granite work surfaces, two built in double ovens, electric hob, two built in fridge/freezers, built in dishwasher, sink and drainer unit and radiator. Feature rook lantern for ample natural light.

Utility Room

11'1" x 7'10" (3.4 x 2.4)

Range of matching wall and base units, basin, plumbing for washing machine and radiator.

Office

11'5" x 7'0" (3.5 x 2.15)

Double glazed window to rear, carpet and radiator.

First Floor Landing

24'1" x 2'11" (7.35 x 0.9)

Double glazed window to rear and entrance to loft

Master Bedroom

14'9" x 13'9" (4.5 x 4.2)

Double glazed window and French doors to sun terrace. Range of built in wardrobes, carpet and radiator.

En-suite Shower Room W/C

9'6" x 3'11" (2.9 x 1.2)

Matching suite of close coupled W/C, wash hand basin and double shower, tiled flooring and heated towel rail.

Sun Terrace

18'0" x 18'0" (5.5 x 5.5)

Decked area with hot tub and garden views.

Bedroom

17'6" x 11'11" (5.35 x 3.65)

Double glazed window to rear, carpet and radiator.

Bedroom

15'1" x 11'9" (4.6 x 3.6)

Double glazed window to rear, carpet and radiator.

Bedroom

11'11" x 6'6" (3.65 x 2)

Double glazed window to front, carpet and radiator.

Family Bathroom W/C

8'10" x 5'2" (2.7 x 1.6)

Matching suite with panelled bath with shower over, close coupled W/C and wash hand basin, extractor fan, heated towel rail and tiled flooring.

Rear Garden

Good size rear garden, patio area, side access, outside tap and power points, mainly

laid to lawn with wild area, various flower and shrubs and storage room.

Outbuilding

32'9" x 18'6" (10 x 5.65)

Currently in three areas. Bar area, games area and pool room but could have a multiple of uses. Power, light and heating.

Store Room

17'10" x 5'10" (5.45 x 1.8)

Door to rear with power and light.

Off Road Parking

Off road parking for several vehicles.

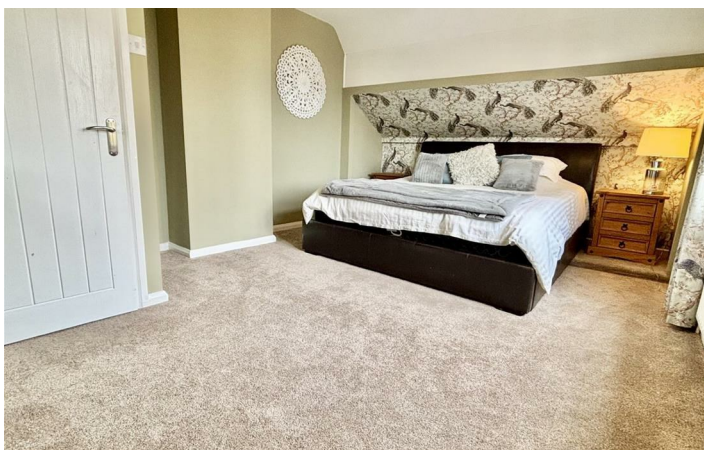
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Agents Note

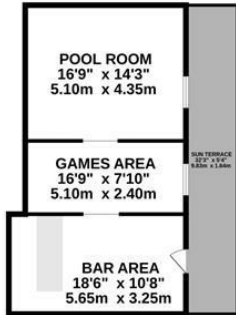
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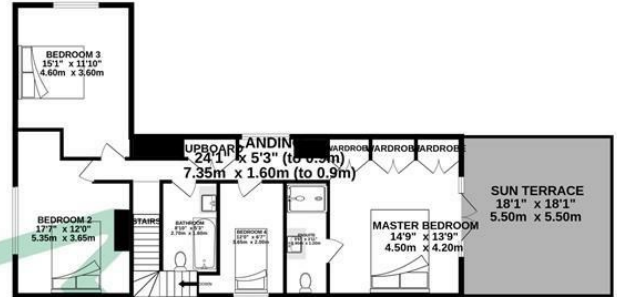




GROUND FLOOR
2044 sq.ft. (189.9 sq.m.) approx.



1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 2960 sq.ft. (275.0 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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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