



29 Central Park Gardens

Chatham, Kent, ME4 6UT

(Guide Price £315,000 - £325,000) GREENLEAF are delighted to introduce this impressive three bedroom terrace house to the market, in the sought-after Central Park Gardens, Chatham. This well presented bay-fronted property boasts off road parking, spacious accommodation throughout and a good size rear garden.

The layout briefly consists of: Entrance hall leading to the lounge/dining area, fitted kitchen and conservatory leading out to the garden. The upstairs landing gives access to three bedrooms-two double and one single, and the family shower room W/C.

Located in a quiet residential location close to Chatham station with fast trains to London, well regarded local schools are within walking distance, and all A2/M2/M20 road links are a short drive away. Local shops, doctor and dental surgeries are a walk away, as is the ever-popular historic Rochester High Street and its range of quirky boutiques, bars, restaurants and cafes, Norman castle, famous cathedral and beautiful river walks. This delightful family home is simply ready to move into and enjoy, we therefore recommend viewing at your earliest convenience to avoid disappointment. EPC grade C. Council Tax Band C

Price Guide £315,000

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- IMMACULATELY PRESENTED
- TWO RECEPTION AREAS
- OFF ROAD PARKING
- COUNCIL TAX BAND C / FREEHOLD
- SOUGHT-AFTER LOCATION
- FITTED KITCHEN
- GOOD SIZE REAR GARDEN
- THREE BEDROOMS
- CONSERVATORY
- EPC GRADE C

Entrance Porch

Entrance Hall

Lounge

14'9" x 11'5" (4.50 x 3.48)

Dining Room

13'2" x 11'5" (4.02 x 3.48)

Kitchen

8'3" x 7'3" (2.54 x 2.21)

Conservatory

9'4" x 8'1" (2.87 x 2.47)

First Floor

Bedroom

13'8" x 9'6" (4.17 x 2.92)

Bedroom

11'2" x 8'5" (3.41 x 2.57)

Bedroom

7'8" x 6'5" (2.34 x 1.96)

Shower Room W/C

6'3" x 6'3" (1.93 x 1.91)

Rear Garden

A good size, mainly laid to lawn with patio area.

Off Road Parking

To Front.

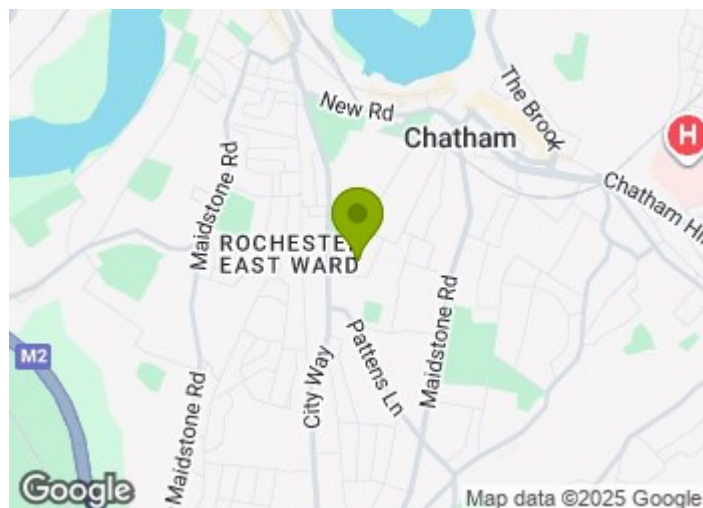
Agents Note

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.

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.



Directions

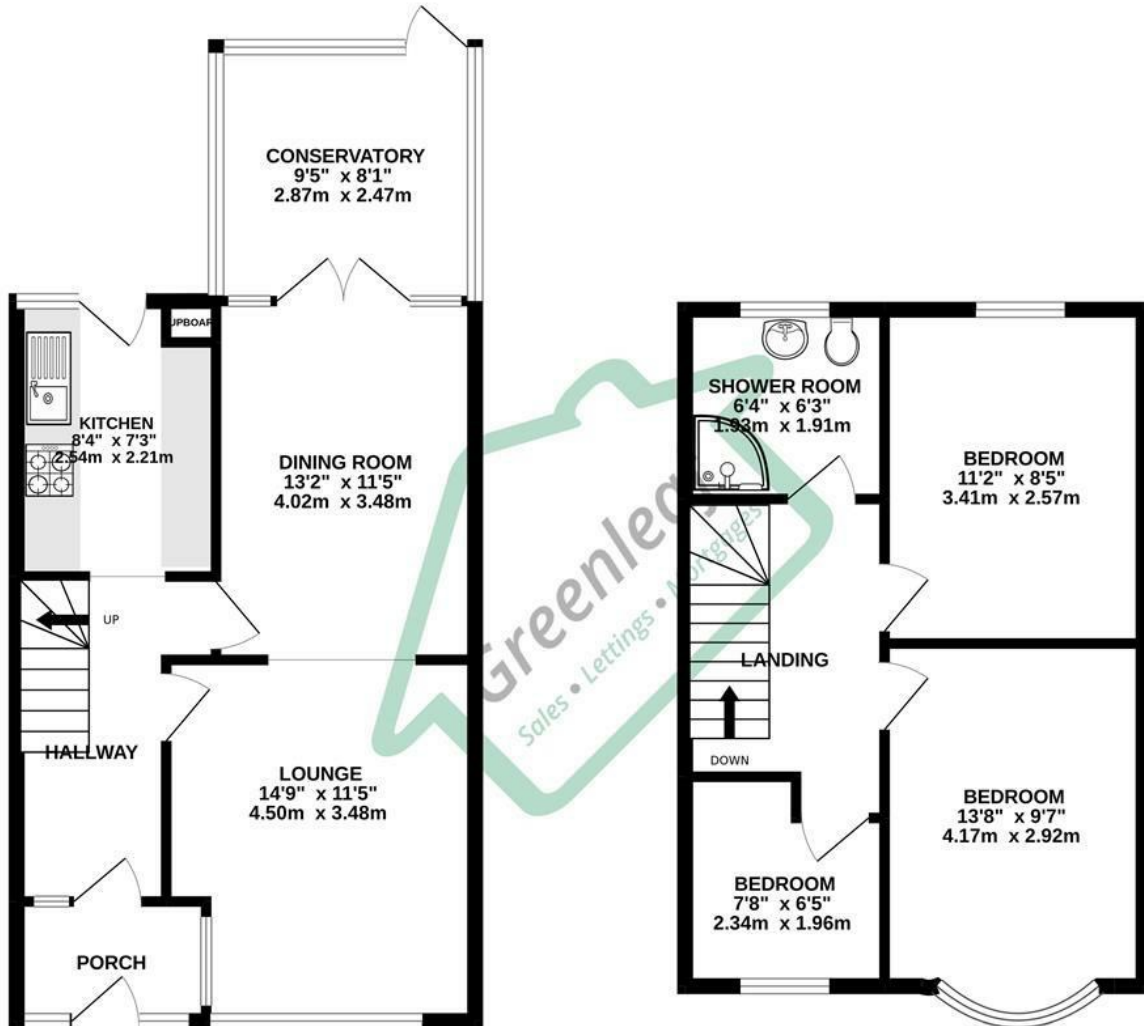
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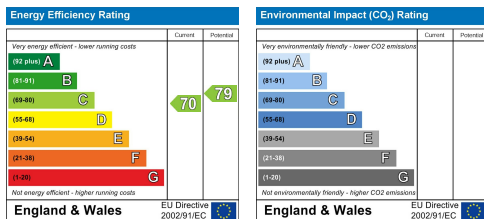
GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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