



## 20 Waghorn Street

Chatham, ME4 5LT

GREENLEAF PROPERTY SERVICES are delighted to introduce this three bedroom terraced house for sale, in a popular residential location of Chatham, Kent. Available with NO ONWARD CHAIN and ready for immediate occupation, this delightful property is in need of some updating and modernisation throughout, however it has been much loved by the previous owners for many years, and is ready to move in and enjoy whilst you update to your own personal taste. The property boasts a lovely open-plan lounge/diner with a staircase in the middle of the room up to the first floor, three good size bedrooms, and an established west-facing garden complete with a brick-built shed with potential for a variety of uses. Interest is sure to be strong in this ideal first-time buyer or investment family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Front door into entrance porch through to the spacious and light lounge/diner with stairs up to first floor to the middle of the room, and the kitchen, lobby and bathroom to the rear of the house; The compact landing gives access to two double bedrooms, with the good size single third bedroom off the second.

Located close to all local shops, amenities, schools and bus stops, Chatham station with fast trains to London is approx 0.9 miles away, whilst all A2/M2/M20 road links are a short drive away. Chatham town offers a vast selection of shopping, dining and leisure amenities, and the Medway Hospital is also a short drive or bus journey away.

**Price Guide £220,000**

# 20 Waghorn Street

## Chatham, ME4 5LT



- MID-TERRACE HOUSE
- NO CHAIN
- CLOSE TO MEDWAY HOSPITAL AND STATION WITH FAST TRAINS TO LONDON
- EPC GRADE C / COUNCIL TAX BAND B / FREEHOLD
- THREE BEDROOMS
- IN NEED OF UPDATING AND MODERNISATION
- CLOSE TO SCHOOLS FOR ALL AGE GROUPS
- SPACIOUS OPEN-PLAN LOUNGE/DINER
- POTENTIAL FOR LOVELY FAMILY HOME
- CLOSE TO LOCAL SHOPS/AMENITIES AND ALL A2/M2/M20 ROAD LINKS

### Porch

Useful entrance porch with neutral carpet and decor, door into house.

### Lounge/Diner

23'7" x 12'5" (7.2m x 3.8m)

Spacious and light open-plan lounge/diner with stairs up to the first floor in the middle of this lovely room, neutral carpet and decor currently with feature walls, doors out to patio and garden to rear, and into kitchen.

### Kitchen

9'6" x 7'2" (2.9m x 2.2m)

Dated but working kitchen with bright decor and neutral carpet and splashback tiles, wood-effect vinyl worktops, boiler located here, window to side, dishwasher, washing machine and cooker/hob to stay. Open-plan archway from here to rear lobby.

### Rear Lobby

7'2" x 2'11" (2.2m x 0.9m)

With space for fridge-freezer, built-in cupboard, bright decor with vinyl flooring, doors out to garden and bathroom.

### Bathroom

7'2" x 6'4" (2.2m x 1.95m)

Dated bathroom with window to rear, partial white wall tiles and neutral decor, bath, WC and basin, good size bathroom with potential.

### Landing

2'7" x 2'5" (0.8m x 0.75m)

Compact landing giving access to bedrooms one and two, with the third off the second.

### Bedroom One

12'5" x 10'4" (3.8m x 3.15m)

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

### Bedroom Two

12'5" x 10'0" (3.8m x 3.05)

Double bedroom with neutral carpet and decor, window to rear, built-in cupboard.

### Bedroom Three

9'6" x 7'0" (2.9m x 2.15m)

Good size single bedroom with window to rear, neutral carpet and decor.

### Garden

With paved patio area to the side and rear of property, a pathway alongside the good size established lawn garden leads to the brick-built shed with potential for use as an office subject to new owners wishes. All fully fenced with gate to rear.

### 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.

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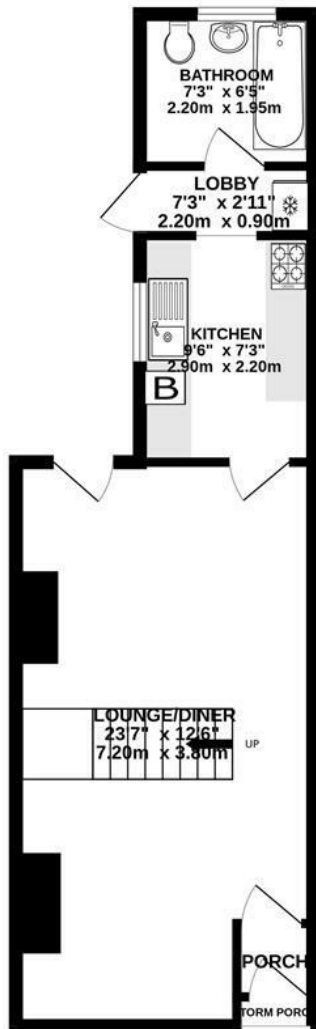




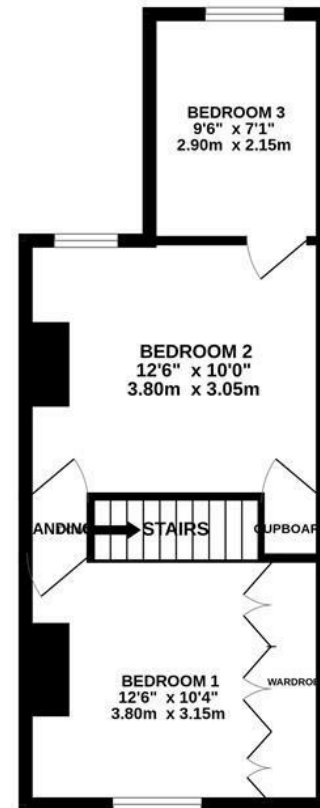




GROUND FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	87
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.