



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Pattens Lane, Chatham,  
Kent, ME4**

*Wards*  
Helping you move forwards



## Main features

- **Garage and off road parking**
- **Sought after location on borders of Rochester and Chatham**
- **Close to schools, train station and local shops**
- **Perfect for first time buyers looking to get on the property ladder**
- **Upstairs bathroom, downstairs cloakroom**
- **Open plan lounge/diner ideal for entertaining family and friends**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom  
 Lounge/Diner: 18'2 x 14'2 (5.54m x 4.32m)  
 Kitchen: 12'3 x 7'8 (3.74m x 2.34m)

### FIRST FLOOR

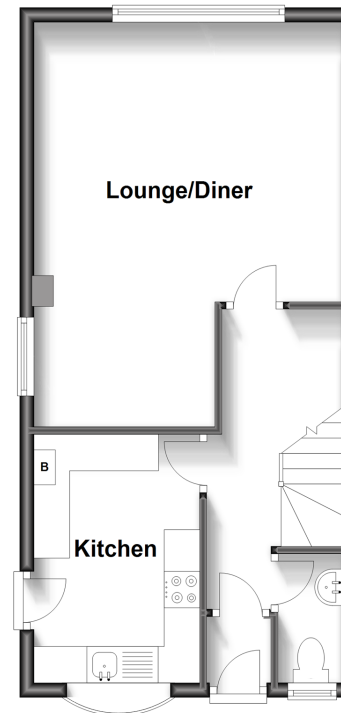
Landing  
 Bedroom 1: 14'2 x 10'11 (4.32m x 3.33m)  
 Bedroom 2: 11'4 x 7'0 (3.46m x 2.14m)  
 Bedroom 3: 7'11 x 6'9 (2.41m x 2.06m)  
 Bathroom: 8'7 x 6'5 (2.62m x 1.96m)

### OUTSIDE

Garage  
 Off Road Parking  
 Rear Garden

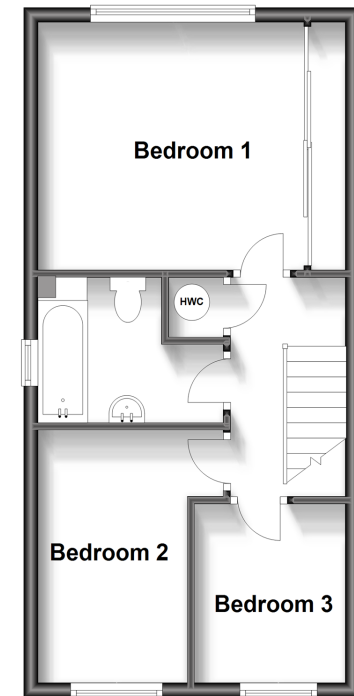
### Ground Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



### First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



**Call Chatham - 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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