



**Price**  
**£550,000**

**Freehold**

4x  2x  2x 

**The Ridgeway, Chatham,  
Kent, ME4**

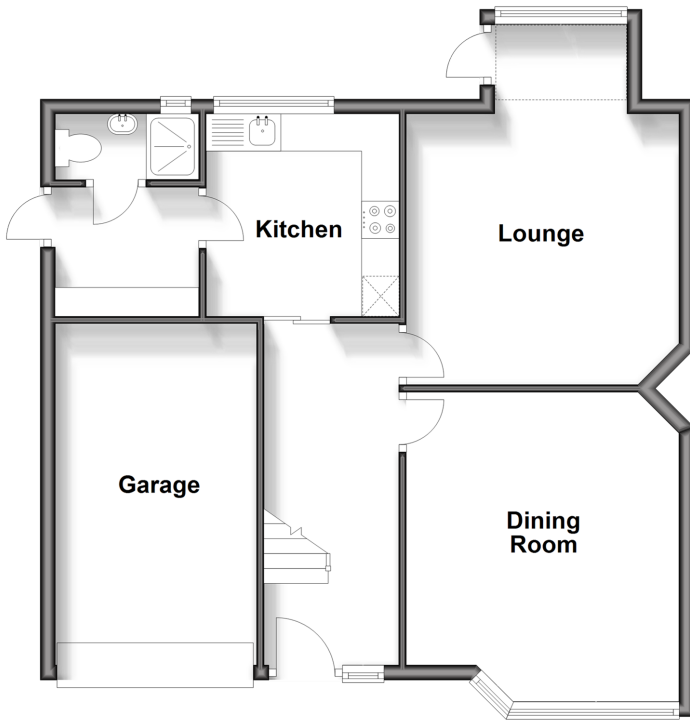
**OVER 60?**

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

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Helping you move forwards

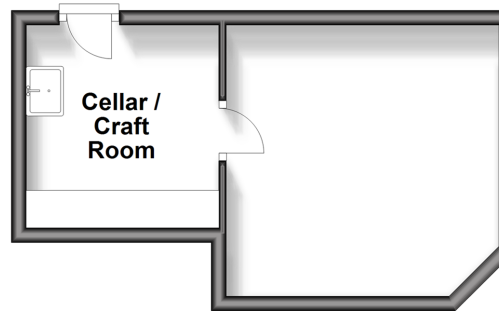
## Ground Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



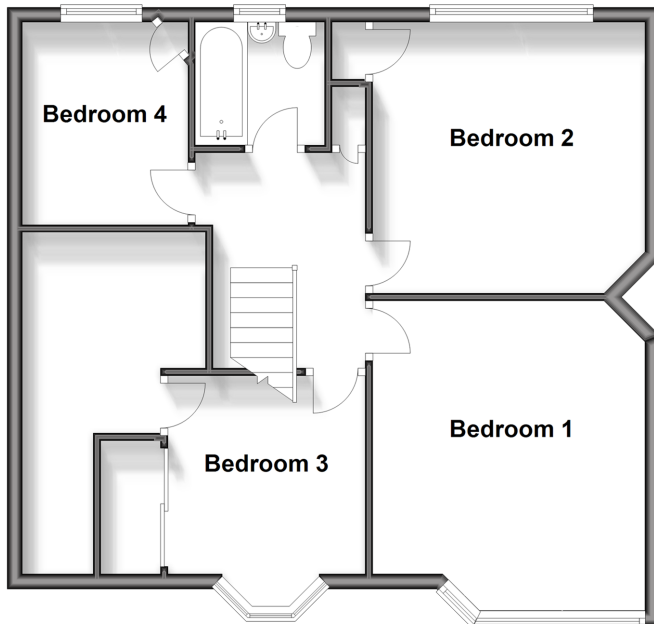
## Cellar

Approx. 20.3 sq. metres (218.2 sq. feet)



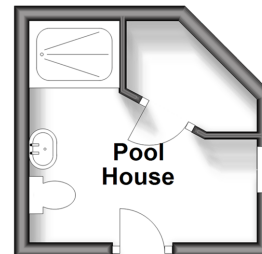
## Second Floor

Approx. 62.6 sq. metres (673.4 sq. feet)



## Outbuilding

Approx. 8.5 sq. metres (91.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 11'9 x 11'5 (3.58m x 3.48m)

Dining Room: 13'7 x 11'9 (4.14m x 3.58m)

Kitchen: 8'7 x 8'3 (2.62m x 2.52m)

Utility Room: 6'2 x 5'4 (1.88m x 1.63m)

Shower Room

### BASEMENT

Cellar/Craft Room: 8'9 x 8'4 (2.67m x 2.54m)

### FIRST FLOOR

Landing

Bedroom 1: 13'9 x 11'0 (4.19m x 3.36m)

Bedroom 2: 11'9 x 10'9 (3.58m x 3.28m)

Bedroom 3: 8'9 x 8'9 (2.67m x 2.67m)

Study Area

Bedroom 4: 5'6 x 5'4 (1.68m x 1.63m)

Bathroom

### OUTSIDE

Garage

Driveway

Rear Garden

BBQ Shack : 9'9 x 9'7 (2.97m x 2.92m)

Pool House





## Main features

- An amazing family home located on a desirable road
- Immaculate throughout
- Sizeable and mature rear garden
- Heated swimming pool with brick built pool house
- Outdoor bar area and BBQ shack
- Cellar/craft room accessed from the garden



### Nearest Schools

Primary Schools: Ridge Meadow Primary 0.5 miles, Wayfield Community Primary and Nursery Unit 0.5 miles, Warren Wood Community Primary and Language Unit 0.5 miles



### Transport Information

Train Stations: Chatham 1.3 miles, Rochester 1.7 miles, Gillingham 2.3 miles



### Address

The Ridgeway, Chatham, Kent, ME4



### Directions

For directions to this property please contact us.





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Helping you move forwards

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



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: D(59) POTENTIAL: C(80)

10435550/20240607/BC/BC