



**Price**  
**£375,000**

**Freehold**

4x  1x  2x 

**Chalkpit Hill, Chatham,  
Kent, ME4**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Detached house set on a substantial plot
- Large driveway fit for 3 to 4 cars
- Downstairs cloakroom and upstairs bathroom
- Perfect house for a family needing more room, with the added benefit of a large rear garden
- Perfect location as within walking distance to train station, local amenities and schools

## Accommodation

### GROUND FLOOR

Entrance Porch  
Lounge: 22'4 x 12'7 (6.81m x 3.84m)  
Kitchen: 12'6 x 11'2 (3.81m x 3.41m)  
Cloakroom  
Conservatory: 12'8 x 11'4 (3.86m x 3.46m)

### FIRST FLOOR

Landing  
Bedroom 2: 12'3 x 6'9 (3.74m x 2.06m)  
Bedroom 3: 12'8 x 10'3 (3.86m x 3.13m)  
Bedroom 4: 8'6 x 7'3 (2.59m x 2.21m)  
Bathroom: 8'9 x 6'7 (2.67m x 2.01m)

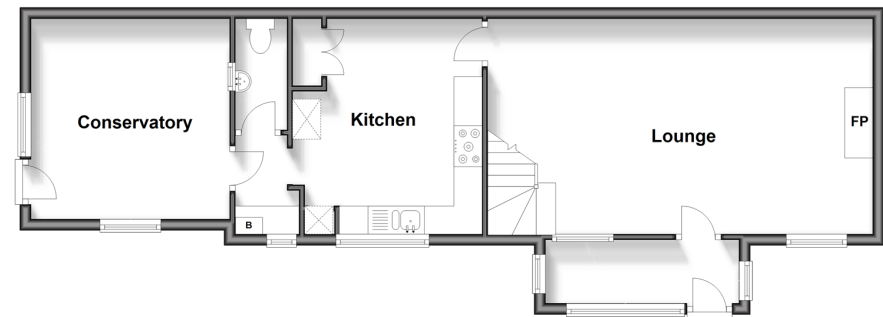
### SECOND FLOOR

Bedroom 1: 12'6 x 11'9 (3.81m x 3.58m)

### OUTSIDE

Front & Rear Garden  
Driveway for 3/4 cars

**Split Level Ground Floor**  
Approx. 60.5 sq. metres (651.6 sq. feet)



**Second Floor**  
Approx. 19.0 sq. metres (204.1 sq. feet)



**First Floor**  
Approx. 43.0 sq. metres (462.4 sq. feet)



**Call Chatham - 01634 841243 ■ 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