



**OVER 60?**

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

**Price**  
**£375,000**

**Freehold**

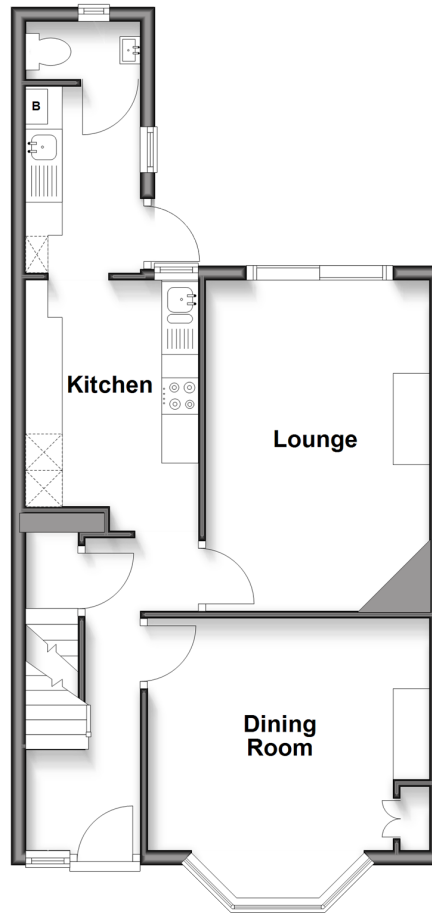
3x  1x  2x 

**Kingswood Avenue,  
Chatham, Kent, ME4**

*Wards*  
Helping you move forwards

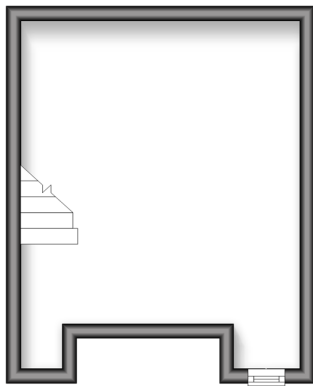
### Ground Floor

Approx. 49.3 sq. metres (531.0 sq. feet)



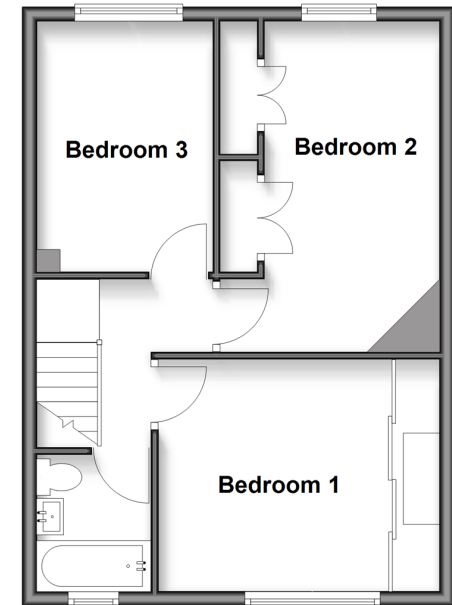
### Basement

Approx. 16.8 sq. metres (180.8 sq. feet)



### First Floor

Approx. 43.3 sq. metres (465.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'7 x 9'11 (4.45m x 3.02m)

Dining Room: 12'8 x 10'8 (3.86m x 3.25m)

Kitchen: 11'6 x 8'0 (3.51m x 2.44m)

Utility Room: 8'2 x 4'8 (2.49m x 1.42m)

Cloakroom

### BASEMENT

Cellar Room: 15'2 x 10'8 (4.63m x 3.25m)

### FIRST FLOOR

Landing

Bedroom 1: 15'0 x 10'3 (4.58m x 3.13m)

Bedroom 2: 10'4 x 10'3 (3.15m x 3.13m)

Bedroom 3: 11'6 x 7'9 (3.51m x 2.36m)

Bathroom: 6'2 x 5'2 (1.88m x 1.58m)

### OUTSIDE

Front Garden

Rear Garden





## Main features

- Beautiful Edwardian house in fantastic condition
- High ceilings and large windows throughout
- South facing well presented garden
- Ideal for young family needing more space
- Popular well connected location as within walking distance of great schools, local amenities and train station with high speed links to London



### Nearest Schools

Primary Schools: Balfour Junior School 0.3 miles, St Michael's RC Primary 0.9 miles  
Secondary Schools: St John Fisher Catholic School 0.6 miles, Holcombe Grammar School 0.7 miles. Fort Pitt Girls Grammar 0.9 miles



### Transport Information

Train Stations: Chatham 0.8 miles, Rochester 1.4 miles, Strood 2.4 miles



### Address

Kingswood Avenue, Chatham, Kent, ME4



### Directions

For directions to this property please contact us.





**Wards**  
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.



10435501/20250220/RC/RC