



**Guide Price**  
**£375,000**

**Freehold**

3x  2x  2x 

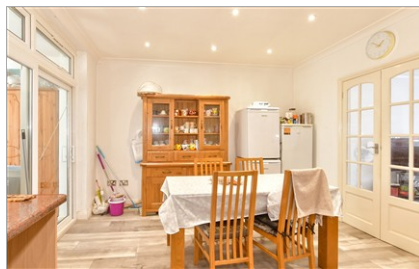
**Westmount Avenue,  
Chatham, Kent, ME4**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Terraced house extended to the rear with parking for 4 cars
- Large outbuilding in the garden perfect for socialising and entertaining
- Bathroom upstairs and downstairs
- Perfect for families needing more space to grow
- Ideal location due to proximity to train station, local amenities and fantastic schools

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hallway  
Lounge: 14'1 x 12'8 (4.30m x 3.86m)  
Kitchen/Dining Room: 18'0 x 12'4 (5.49m x 3.76m)  
Family Room: 13'3 x 12'0 (4.04m x 3.66m)  
Shower Room: 7'10 x 3'6 (2.39m x 1.07m)

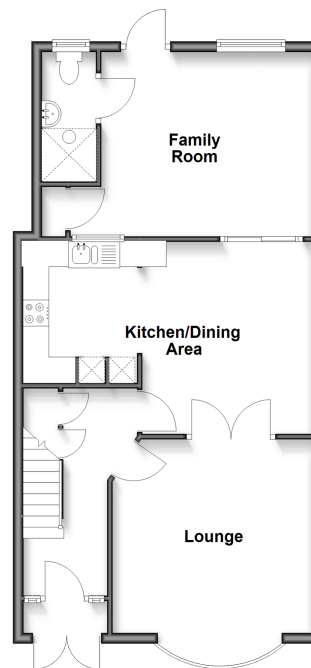
### FIRST FLOOR

Landing  
Bedroom 1: 14'5 x 10'2 (4.40m x 3.10m)  
Bedroom 2: 12'0 x 10'9 (3.66m x 3.28m)  
Bedroom 3: 8'4 x 7'5 (2.54m x 2.26m)  
Bathroom: 8'9 x 7'5 (2.67m x 2.26m)  
Separate Toilet

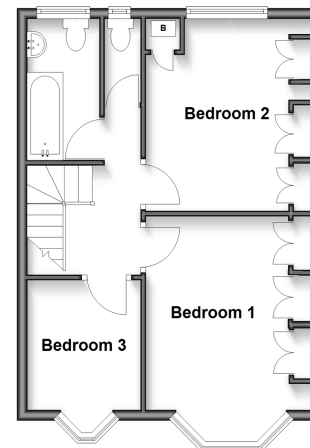
### OUTSIDE

Rear Garden  
Out building

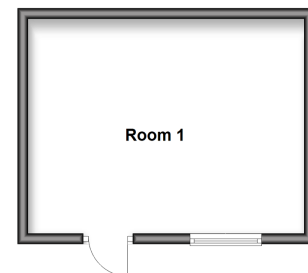
**Ground Floor**  
Approx. 61.2 sq. metres (658.3 sq. feet)



**First Floor**  
Approx. 42.2 sq. metres (453.8 sq. feet)



**Outbuilding**  
Approx. 22.0 sq. metres (237.0 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 50% less, by purchasing a Lifetime Lease.

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