



**Guide Price**

**£525,000**

**Freehold**

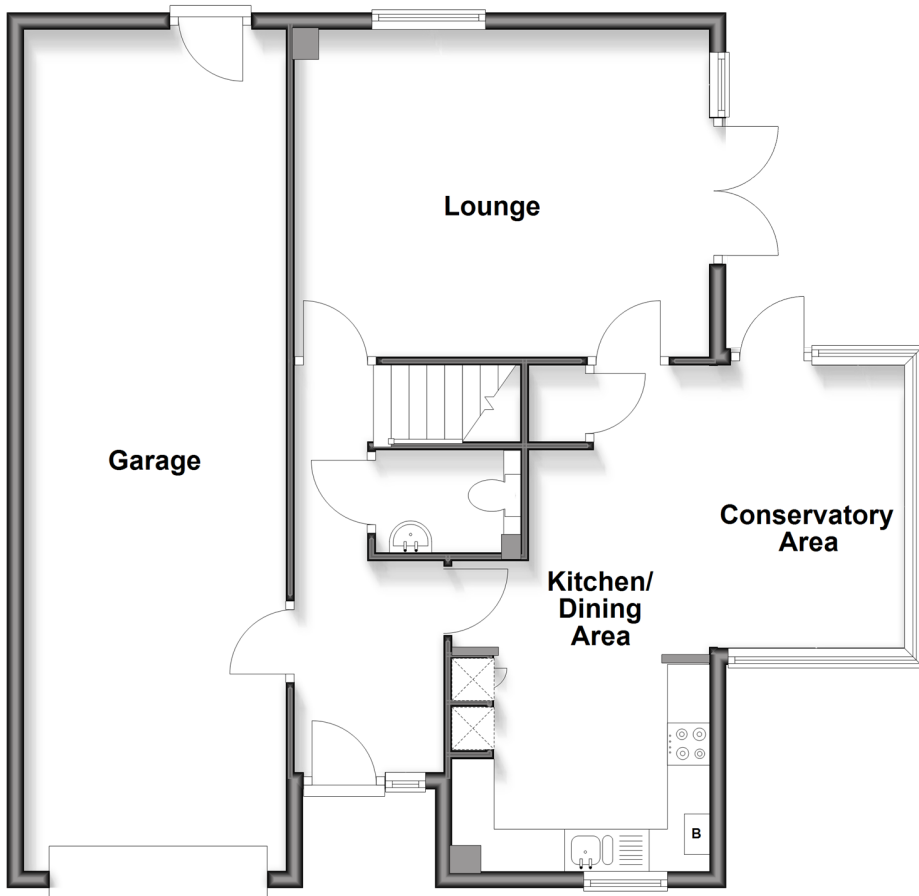
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**Elliotts Way, Chatham,  
Kent, ME4**

*Wards*  
Helping you move forwards

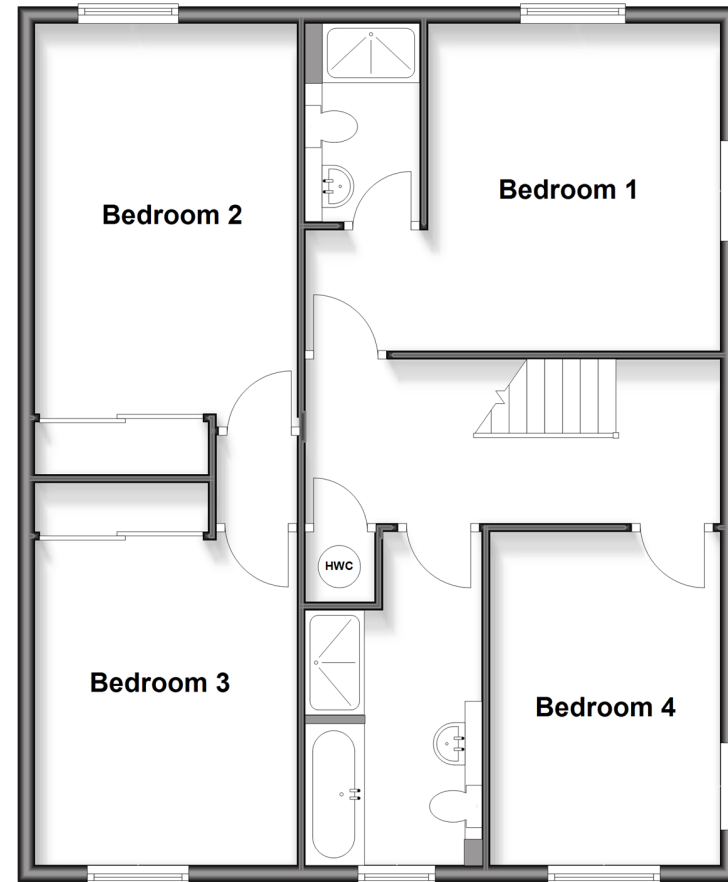
## Ground Floor

Approx. 86.4 sq. metres (930.1 sq. feet)



## First Floor

Approx. 81.0 sq. metres (871.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Downstairs Cloakroom

Lounge: 16'2 x 12'7 (4.93m x 3.84m)

Kitchen/Dining Area: 19'10 x 9'10 (6.05m x 3.00m)

Conservatory Area: 12'2 x 7'7 (3.71m x 2.31m)

Integral Tandem Garage: 32'7 x 10'10 (9.94m x 3.30m)

### FIRST FLOOR

Landing

Bedroom 1: 16'3 x 12'8 (4.96m x 3.86m)

En-suite Shower Room

Bedroom 2: 15'9 x 10'6 (4.80m x 3.20m)

Bedroom 3: 12'9 x 10'6 (3.89m x 3.20m)

Bedroom 4: 12'10 x 8'11 (3.91m x 2.72m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Driveway





## Main features

- Modern large detached house with tandem garage
- Spacious, versatile living space perfect for entertaining
- Excellent condition, ready to move straight into
- Brilliant choice for a family, with downstairs cloakroom and en-suite shower room
- Popular, award winning Horsted Park development



### Nearest Schools

Primary Schools: Horsted School 0.7 miles, Oaklands School 1.2 miles, New Horizons Children's Academy  
Secondary Schools: Holcombe Grammar School 0.9 miles, Victory Academy 1.3 miles, Rochester Grammar School 1.3 miles, Sir Joseph Williamson's Maths 1.4 miles



### Transport Information

Train Stations: Chatham 0.2 miles, Rochester 2.4 miles



### Address

Elliotts Way, Chatham, Kent, ME4



### Directions

For directions to this property please contact us.





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



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

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