



**Common Road, Chatham, , ME5 9RG**  
**Offers In The Region Of £550,000**



The property is situated in a wonderful setting on Blue Bell Hill, in an area of Outstanding Natural Beauty. This area is conveniently placed for both Maidstone, the county town, and the Medway towns themselves, with very easy access to both the M2 and M20 motorways providing fast travel to London and the Kent coastline.

The property comprises a deceptively spacious semi-detached bungalow offering versatile living accommodation with the potential for incorporating an annexe. The bungalow has attractive brick elevations under a tiled roof and benefits from gas fired central heating and double glazing. There is a further benefit of solar panels providing hugely subsidised electricity bills. The bungalow has a good size garden to the rear and internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

EPC rating: A  
Council tax band: E  
Tenure: freehold



#### GROUND FLOOR:

Double glazed entrance door to ...

#### Entrance Porch

Further double glazed door to ...

#### Reception Hall: 16'3 x 9'4 maximum (4.95m x 2.84m maximum)

Recessed cloaks cupboard. Access to insulated roof space.

#### Cloakroom

Low-level WC. Wash hand basin in vanity unit with cupboards under. Tiled flooring. Tiled walls. Double glazed window to the side elevation.

#### Lounge: 14'8 x 13' (4.47m x 3.96m)

Double glazed bay window to the front elevation. Corner fireplace with fitted gas coal effect fire.

#### Magnificent Kitchen/Dining Room: 23'10 x 16'6 (7.26m x 5.03m )

Maximum measurements. A wonderfully spacious room with the KITCHEN AREA having an extensive range of quartz work surfaces with cupboards and drawers beneath. Island unit with breakfast bar, cupboards and drawers. Induction hob with stainless steel extractor fan over. Two Neff ovens. Built in fridge. Bosch dishwasher. Double glazed double doors opening to the garden.

#### Utility Room: 8'3 x 6'6 (2.51m x 1.98m)

Work surface with space and drawers beneath. Inset one and a half bowl sink unit with mixer tap. Range of wall cupboards. Broom cupboard. Concealed wall mounted gas fired boiler serving central heating and domestic hot water.

#### Play Room/Bedroom 6: 16'2 x 8'11 (4.93m x 2.72m)

Triple aspect room with double glazed door opening to the terrace.

#### Bedroom 1: 12' x 11'9 (3.66m x 3.58m)

Double glazed window to the rear elevation.

#### Inner Hallway

Double glazed external front door.

#### Bedroom 2: 10'4 x 8'5 (3.15m x 2.57m)

Double glazed window to the front elevation.

#### Bedroom 3: 11'5 x 7'10 (3.48m x 2.39m)

Double glazed window to the side elevation.

#### Bedroom 4: 9'1 x 7'11 (2.77m x 2.41m)

Double glazed window to the side elevation.

#### Bedroom 5: 10'4 x 8'5 (3.15m x 2.57m)

Double aspect with double glazed windows to front and side elevations.

#### Rear Hallway

Double glazed external front door.

#### Shower Room

Tiled shower cubicle with thermostatically controlled shower. Inset ceiling lighting. Extractor fan. Heated towel rail. Tiled flooring and walls.

#### Family Bathroom

Tiled panelled bath with side tap and hand held shower. Low-level WC. Wash hand basin in vanity unit with cupboards under. Chrome heated towel rail. Tiled walls. Tiled flooring.

#### EXTERNALLY:

A block paviour driveway provides extensive parking and in turn gives access to ...

#### Attached Garage: 18'3 x 9'9 (5.56m x 2.97m)

Up and over door. Power and light. Side personal door. Electric car charging point.

#### GARDENS:

The front garden is laid to lawn interspersed with a variety of mature shrubs. The rear garden extends in depth to about 50'. Steps lead down to an area of lawn with a further decked terrace at the bottom of the garden. A variety of fruit trees. Timber garden shed.

#### VIEWING

Viewing strictly by arrangements with the Agent's Head Office:

52-54 King Street, Maidstone, Kent ME14 1DB

Tel. 01622 756703

#### DIRECTIONS

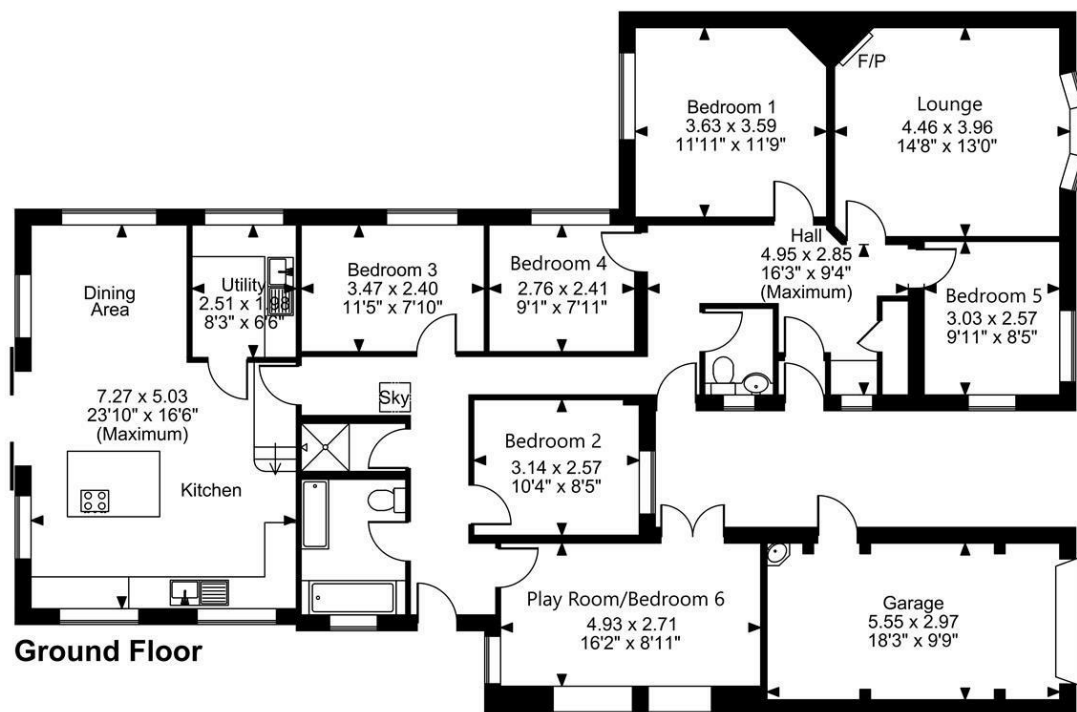
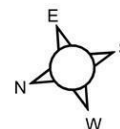
Leave Maidstone on the A229 Chatham Road. Proceed on to Blue Bell Hill, continuing on bearing left signed posted to the Crematorium. At the junction with Common Road turn right where the property will be found after a short distance on the right hand side.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	97	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Common Road, Chatham**  
**Approximate Gross Internal Area**  
**Main House = 1612 Sq Ft/150 Sq M**  
**Garage = 177 Sq Ft/16 Sq M**  
**Store = 78 Sq Ft/7 Sq M**  
**Total = 1867 Sq Ft/173 Sq M**



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The position & size of doors, windows, appliances and other features are approximate only.  
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