



Roman Close, Blue Bell Hill, Chatham, Kent, ME5 9DJ
Offers In Excess Of £695,000

The property comprises a beautifully presented five-bedroom detached family house which has been the subject of very considerable expenditure by our clients. The interior has been finished to a very high standard and enjoys a beautifully fitted kitchen and high quality fittings throughout. The property benefits from an air source heat pump and double glazing. In addition, there is the benefit of extensive solar panels installed. We are advised these produce circa. 4Kw and a current income of approximately circa. £2,400 per annum. The agreement remains in place for a further 14-years. The house is surrounded by lovely landscaped gardens and internal inspection is thoroughly recommended by the sole selling agents.

This quite outstanding detached family house is positioned in the corner of a quiet cul de sac in a most sought after residential area of Blue Bell Hill. This area enjoys excellent local amenities and is well placed for both Maidstone and the Medway Towns, all of which provide excellent shopping and educational facilities. There is easy access to both the M2 and M20 motorways and Ebbsfleet station is within comfortable motoring distance.

EPC rating: high B. Tenure: Freehold. Council Tax Band: F. Contact: PAGE & WELLS King Street 01622 756703.





GROUND FLOOR:

Front entrance door to ...

Entrance Porch

Further entrance door to ...

Reception Hall: 15'9 x 5'9 (4.80m x 1.75m)

Understairs cupboard. Staircase to first floor.

Cloakroom

Low-level WC. Wash hand basin in vanity unit with cupboards under. Extractor fan. Wall mirror.

Office: 11'10 x 8'2 (3.61m x 2.49m)

Double glazed window to the front elevation. Inset ceiling lighting. Built in desk top with cupboards and drawers.

Lounge: 17'5 x 10'11 (5.31m x 3.33m)

(Maximum measurements). A beautifully proportioned principal reception room with double glazed bay window to the front elevation. Attractive fireplace with a multi fuel burning stove. Two wall light points.

Kitchen/Dining Room: 26'1 x 9'8 (7.95m x 2.95m)

(Maximum measurements). The kitchen area is beautifully finished with extensive granite work surfaces having cupboards, drawers and space under. Range of Fisher & Paykel appliances including double oven and grill. Built-in fridge/freezer. Miele dishwasher. Four-ring induction hob with extractor fan over. Range of wall cupboards. Double glazed window. Wide archway to sun lounge. Door to ...

Utility Room: 6'6 x 5' (1.98m x 1.52m)

Matching granite work surfaces with cupboards and space under. Sink unit. Plumbing for washing machine. Range of wall cupboards. Inset ceiling lighting. Double glazed door to garden.

Sun Lounge: 14'4 x 10'8 (4.37m x 3.25m)

Bi-folding doors to two elevations.

Open Fronted Loggia

Housing a hot tub.

FIRST FLOOR:

Spacious Landing

Double glazed window to the rear elevation. Airing cupboard with hot water tank. Staircase to the second floor.

Bedroom 1: 17'5 x 10'7 (5.31m x 3.23m)

(Maximum measurements). A beautifully proportioned principal bedroom with double glazed window to the front elevation. Excellent range of built-in wardrobe cupboards. Inset ceiling lighting. Door to ...

Luxury En-suite Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Bidet. Free standing wash hand basin with cupboards under. Tiled walls. Tiled flooring. Extractor fan. Inset ceiling lighting. Heated towel rail. Shaver point. Wall mirror.

Bedroom 4: 12'3 x 9'8 (3.73m x 2.95m)

Double glazed window to the rear elevation. Built-in mirror fronted wardrobe cupboards.

Bedroom 5: 10'1 x 8'11 (3.07m x 2.72m)

(Maximum measurements). Double glazed window to the rear elevation. Built-in wardrobe cupboards.

Family Bathroom

Panelled bath with mixer tap and shower attachment. Low-level WC. Pedestal wash hand basin. Shower cubicle with thermostatically controlled shower. Part tiled walls. Inset ceiling lighting. Extractor fan. Chrome heated towel rail. Double glazed window to the side elevation.

SECOND FLOOR:

Landing

Bedroom 2: 18'9 x 17'4 (5.72m x 5.28m)

(Maximum measurements). Range of built-in wardrobe cupboards. Access to eaves storage cupboard. Double aspect room.

Bedroom 3: 12'6 x 10'6 (3.81m x 3.20m)

Double glazed window to the rear elevation with far reaching views.

Shower Room

Shower cubicle with thermostatically controlled shower. Low-level WC. Bidet. Wash hand basin in vanity unit with cupboards under. Part tiled walls.

EXTERNALLY:

A tarmacadam driveway provides excellent parking and continues to a double car port.

Adjoining Detached Double Garage: 17'2 x 16'7 (5.23m x 5.05m)

(Maximum measurements). Two electric roller doors. Light and power. External electric charging point.

GARDENS:

There are landscaped gardens to the front of the property with block paviour pathways and well stocked flower beds with a variety of trees and shrubs. Side access leads to the side garden with raised vegetable beds. There are landscaped gardens to the rear of the property extending in depth to about 45' with excellent width. There is a block paviour terrace to the rear of the house and a further seating

terrace beyond the lawn. The gardens have beautifully maintained lawns with well stocked flower and herbaceous beds. Set within these gardens is a summerhouse, garden shed, workshop with log store and a purpose built pizza oven.

AGENT'S NOTE:

The property has the benefit of extensive solar panels installed. We are advised these produce circa. 4Kw and a current income of approximately circa. £2,400 per annum. The agreement remains in place for a further 14-years.

VIEWING

Viewing strictly by arrangements with the Agent's Head Office:
52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

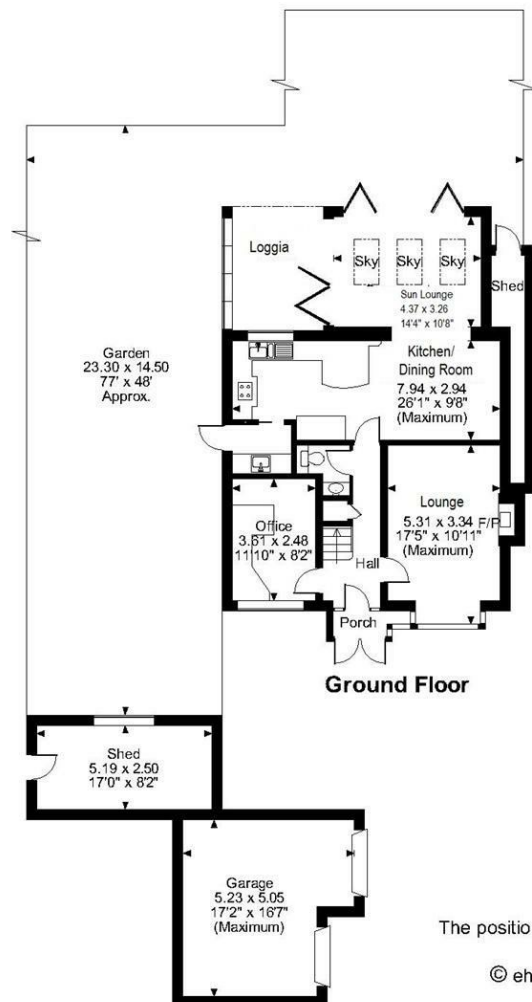
DIRECTIONS

Leave Maidstone via the A229 Chatham Road. Proceed up Blue Bell Hill, fork off sign posted Blue Bell Hill and crematorium. Continue and bear left into Common Road. At the junction with Maidstone Road turn right, continue down before turning right into Laurie Gray Avenue which gives access to Roman Close.

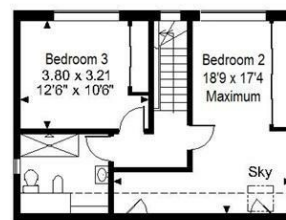
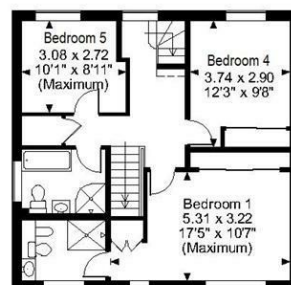
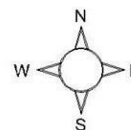
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	89	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Page & Wells Limited or the Vendor. 3. None of the statements contained in these particulars as to the property is to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Page & Wells Limited nor any person in their employment has any authority to make or give any representation whatsoever in relation to this property. These particulars are supplied on the understanding that all negotiations are carried out throughout Page & Wells Limited. Properties with a reference prefixes EAA are whose which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979



Roman Close, Blue Bell Hill, Chatham
Approximate Gross Internal Area
Main House = 1927 Sq Ft/179 Sq M
Garage = 254 Sq Ft/24 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8527408/SS

