



Common Road, Chatham, Kent, ME5 9RG

Guide Price £450,000 - £475,000

**** Guide Price £450,000 - £475,000 **** The property is situated in an area of Outstanding Natural Beauty on Blue Bell Hill, from where there are fantastic views over Maidstone and the surrounding countryside. The area is conveniently placed for both the M2 and M20 motorways, providing fast travel to London and the Kent coastline. Maidstone, the county town of Kent is some 10-minutes drive from the property and the Medway towns are a convenient distance away.

The property comprises a deceptively spacious three bedroom detached chalet bungalow which benefits from double glazing and gas fired central heating. The accommodation is arranged over two floors, the first floor with two good size bedrooms, the principal bedroom has an en-suite bathroom. Downstairs there is a good size lounge, kitchen/diner and study/bedroom with an adjoining room off. The gardens are landscaped and lead on to a very good size detached garage. Internal inspection is thoroughly recommended by the sole selling agents. Contact: PAGE & WELLS King Street office 01622 756703.

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



GROUND FLOOR:

Double glazed entrance door to ...

Entrance Porch

Built in cupboard. Further door to ...

Reception Hall

Staircase to first floor. Built in cupboard.

Lounge

Wide bay window to the front elevation. Double glazed window to the side. Central fireplace in attractive brick and tiled surround.

Bedroom 3

Window to the rear elevation. This room opens to ...

Study

Double aspect with windows to side and rear elevations.

Shower Room

Low-level WC. Wash hand basin in vanity unit with cupboards under. Shower cubicle with thermostatically controlled shower. Tiled walls. Tiled flooring. Inset ceiling lighting. Chrome heated towel rail. Airing cupboard concealing gas fired boiler serving central heating and domestic hot water. Double glazed window to the side elevation.

Kitchen/Diner

Work surfaces with cupboards and drawers under. Range of wall cupboards. Inset one and a half bowl sink unit with cupboards beneath. Carrick oven with 4-ring

gas hob, extractor fan over. Pull out larder unit. Range of wall cupboards. Tiled flooring. Double glazed door to garden.

FIRST FLOOR:

Landing

Built in cupboard concealing electric meter.

Principal Bedroom

Double glazed window to the rear elevation. Eaves storage cupboard. Access to further roof space. Door to ...

En-suite Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low-level WC. Part tiled walls. Tiled flooring. Extractor fan. Inset ceiling lighting. Access to eaves storage. Double glazed window to side elevation.

Bedroom 2

Double glazed window to the front elevation with far reaching views. Attractive natural brick fireplace. Built in wardrobe cupboard.

EXTERNALLY:

A block paved driveway provides parking for several cars. There is a further area to the side finished in slate with a raised flower bed. The rear garden extends in depth to some 40', at the foot is a DETACHED BRICK GARAGE with roll up double door. Power and light. The rear garden has an extensive seating terrace to the rear

with stone finish and a further decked seating terrace. Well stocked flower bed.

VIEWING

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

52-54 King Street, Maidstone, Kent ME14 1DB
Tel. 01622 756703

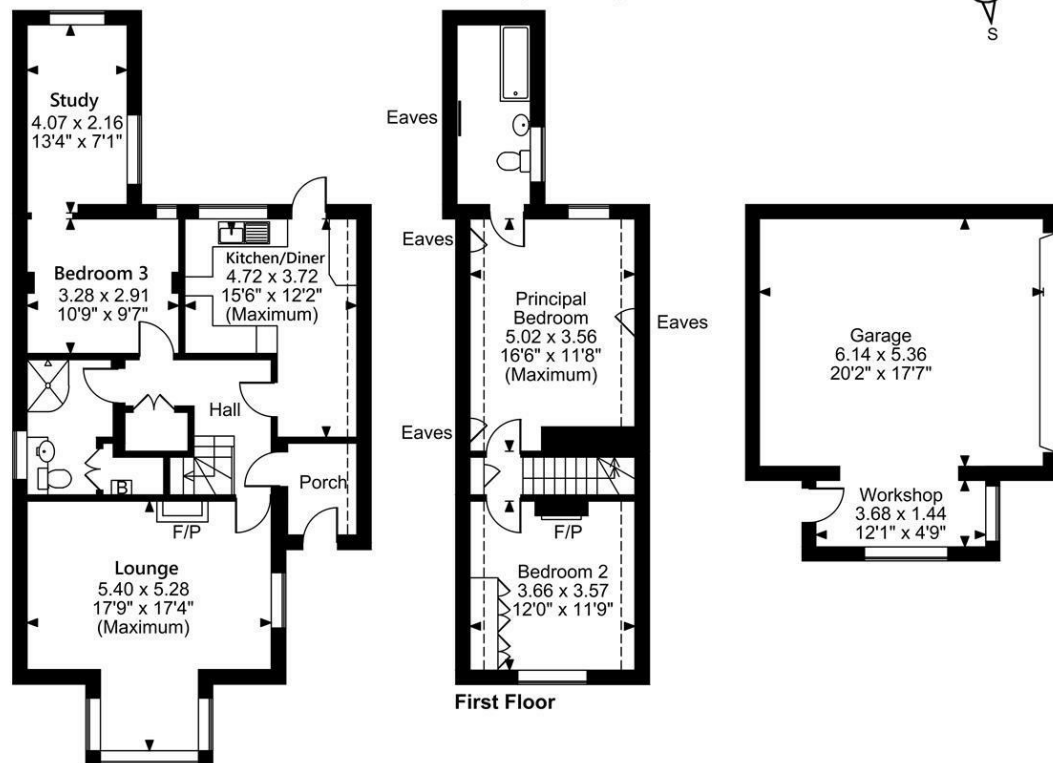
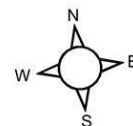
DIRECTIONS

Leave Maidstone on the A229 Chatham Road. Proceed up Blue Bell Hill, at almost the top bear left signed Blue Bell Hill and Crematorium. At the T-junction turn right where the property will be found after a few hundred yards on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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 = 1188 Sq Ft/110 Sq M
Garage = 423 Sq Ft/39 Sq M
Total = 1611 Sq Ft/149 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

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