



31, Elm Avenue, Chatham, ME4 6ER
£290,000

About this property.....

This chain free, two bedroom property is generously proportioned throughout and would make a great first home for anyone looking to get on the property ladder.

The new owner may want to make some cosmetic changes but with the large rooms, you will have plenty of space for your family to grow. The main bedroom at the front of the house is 19ft wide and has previously been divided into two smaller rooms. The wet room was installed in 2023 and is also a great size.

Outside you will find a lovely, established rear garden with a whole host of shrubs, trees and plants. The garden is not overlooked at the back, has a small store/potting shed and at the far end you will find the garage. There is a door from the garden leading directly into the garage however the access road behind will need some attention if you are looking for vehicular access.

With the added addition of hardstanding at the front for 2 cars, this property really has lots to offer so for more information or to arrange a viewing, please get in touch.

Situation.....

The maritime town of Chatham boasts a multitude of retail, educational and recreational facilities including a bowling alley and theatre. Chatham also boasts the 80-acre Historic dockyard - one of Britains leading maritime heritage destinations with a cold war submarine, WW2 destroyer and Victorian Sloop to step aboard. Next to the dockyard is a retail outlet centre and marina with many restaurants. The town has a mainline train station enabling journey times of around 45 minutes to London and it has road links to junction 3 of the M2 providing access to London and the coast.





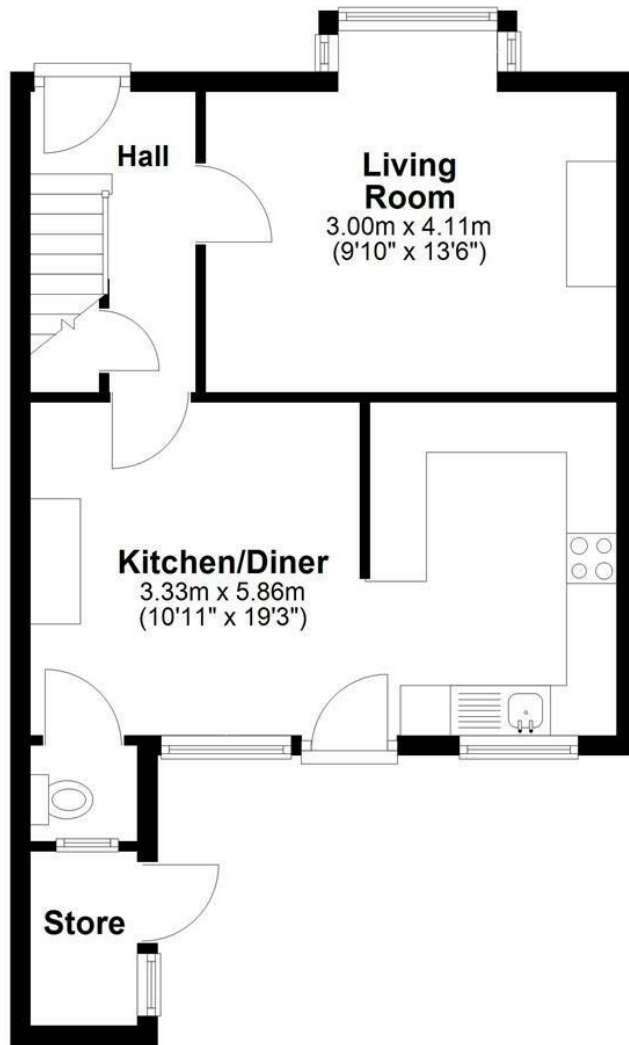




Two Bedrooms
Parking For Two Cars
Chain Free
Garage at The Rear
Pretty, Established Rear Garden
Ideally Located For Holcombe And Chatham Grammar Schools
Just Over 1km to Chatham Station Offering Journey Times To London In under 1 Hour

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Ground Floor



First Floor



Total area: approx. 79.5 sq. metres (855.7 sq. feet)

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



