



**HUNTERS**<sup>®</sup>  
EXCLUSIVE

Snodhurst Avenue, Chatham

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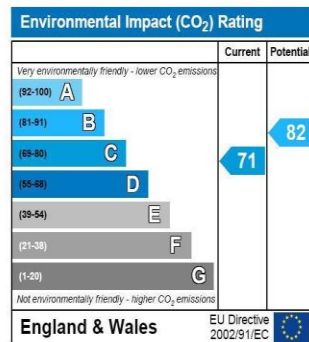
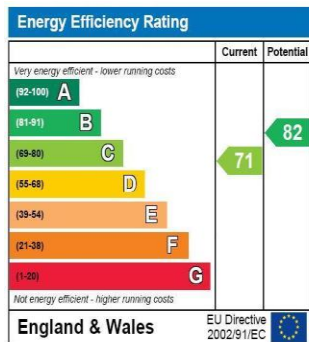
Asking Price: £625,000

VERY IMPRESSIVE FIVE BEDROOM DETACHED HOUSE IN A MOST SOUGHT AFTER LOCATION. HUGE GARDEN WITH THREE SEPARATE SUN TERRACES, FANTASTIC LIVING SPACE, FOUR OF THE BEDROOMS ARE DOUBLES, MASTER BEDROOM WITH LOVELY ENSUITE, LARGE INTEGRATED GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

This wonderful, detached, five bedroom house on Snodhurst Avenue sits in an enviable and sought after location, something that rarely comes to the market. The house offers both generous living space and a huge garden, laid out with multiple terraces. Downstairs are a large sitting room, dining room, very well appointed kitchen with breakfast bar, cloakroom and access to the integrated garage. Upstairs are five bedrooms, four of which are double bedrooms; the master bedroom has a gorgeous fitted wardrobe and attractive ensuite shower room. There is also a large, newly fitted family bathroom.

Outside the property offers a spectacular, large garden which has been crafted by the current vendors into a range of terraces, lawned areas and borders with mature shrubs and trees, it's a perfect spot to relax in a tranquil space or entertain friends and family.

Properties such as this house offer any buyer a 'forever home' and rarely come to market. We recommend an early viewing.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**SITTING ROOM**

4.52m (14' 10") x 3.84m (12' 7")

Beautiful, bright sitting room with large window overlooking the front of the property, engineered wood flooring, space for a range of sofas, chairs and other furnishings, radiator.

**DINING ROOM**

4.80m (15' 9") x 3.33m (10' 11")

Gorgeous, large dining room, set above the terrace with far reaching views to the fabulous garden and beyond. Space for a large dining room table and other furnishings, perfect for a large dinner party. Engineered wood flooring, radiator.

**KITCHEN**

5.46m (17' 11") x 3.20m (10' 6")

Very well appointed and presented kitchen, with a very useful breakfast bar, large range of cupboards and work-surfaces, gas hob with overhead extractor, double electric oven, space for dishwasher and washing machine, space for large American-style fridge freezer.

**CLOAKROOM**

Really useful downstairs WC.

**MASTER BEDROOM**

5.64m (18' 6") x 3.20m (10' 6")

Fantastic, large, master bedroom with built-in wardrobe, hand crafted in cherry wood, space for large double bed and other furnishings, window overlooking the garden and terraces, carpeted and radiator.

**ENSUITE**

Ensuite shower room, walk-in corner shower, white suite, a range of built in storage, towel radiator, tiled floor and splash backs.

**BEDROOM 2**

3.73m (12' 3") x 3.25m (10' 8")

Large double bedroom with space for a range of furnishings, window overlooking the garden, carpeted and radiator.

**BEDROOM 3**

3.63m (11' 11") x 3.43m (11' 3")

Large double bedroom with space for a range of furnishings, window overlooking the front of the house, carpeted and radiator.

**BEDROOM 4**

3.73m (12' 3") x 2.51m (8' 3")

Double bedroom, with window overlooking the front of the house, carpeted and radiator.

**BEDROOM 5**

2.54m (8' 4") x 2.31m (7' 7")

Single bedroom, currently used as a study, wooden flooring, window overlooking the front of the house, radiator.

**FAMILY BATHROOM**

Fantastic large family bathroom with separate bath and walk-in corner shower, white suite, feature towel radiator, beautifully tiled throughout.

**GARAGE**

5.89m (19' 4") x 2.72m (8' 11")

Integrated, large garage extending to over 19 ft. Great for storing a cherished vehicle and extra storage or could readily be converted into extra living space.

**GARDEN**

Stunning west facing garden with a range of sun terraces, a huge lawn and space to be divided into a range of different areas and uses. Gardens of this scope and size are very rare to find. To the upper level the vendors have created three distinct and separate terraces; doors from the house open onto a wonderful large paved terrace with abundant space for tables and chairs, barbecue and chiminea. As you walk down the garden the second terrace is also another perfect relaxing and entertaining space with a third terrace a great spot to catch the afternoon and evening sunshine. Beyond the terraces is an impressively large garden mainly laid to lawn with mature flower beds, shrubs and trees. To the bottom of the garden is a large shed and play area.

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 01634 565310

**OPENING HOURS:**

Monday – Friday: 9am – 5.30pm

Saturday: 10am – 5.00pm

Sunday: Closed

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

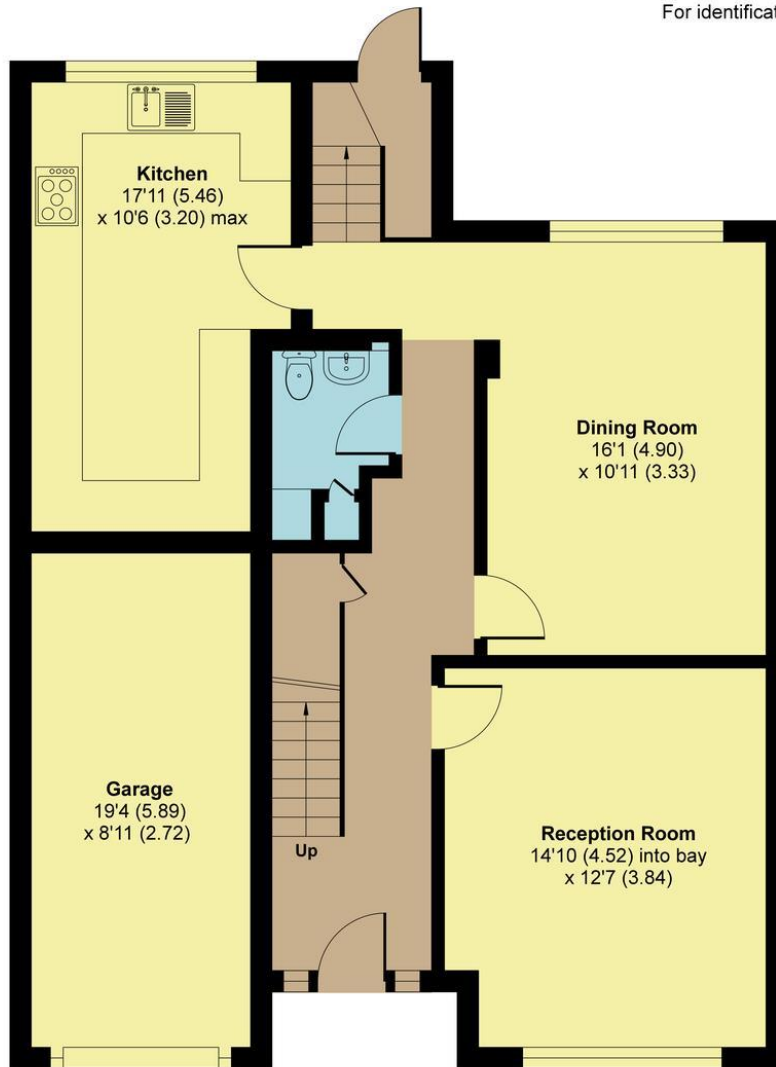
**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

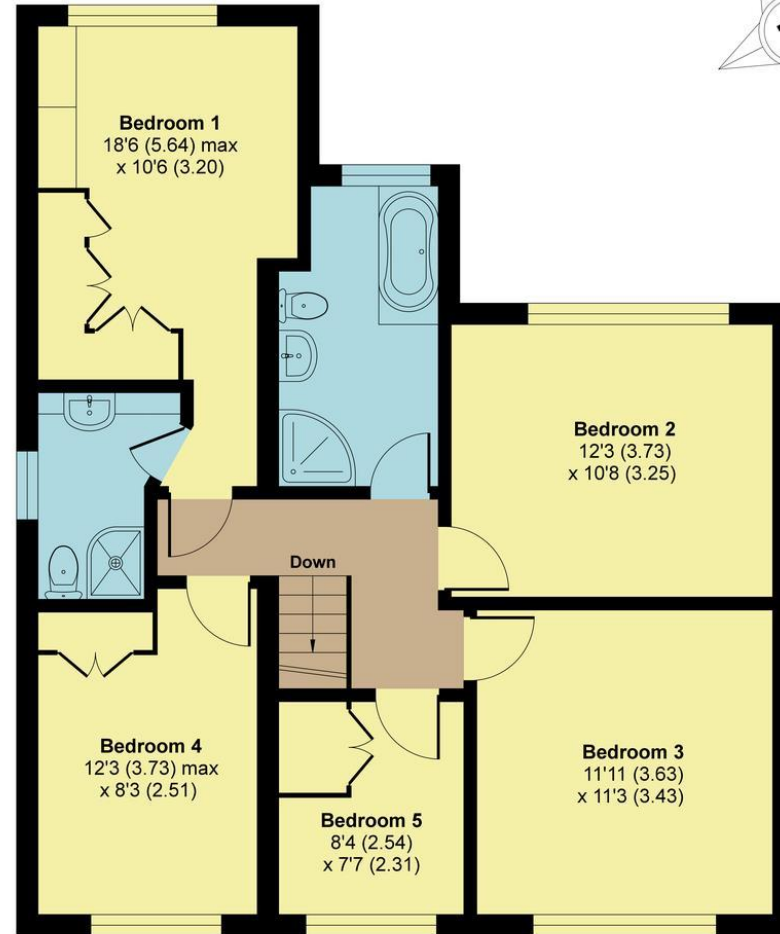
# Snodhurst Avenue, Chatham, ME5

Approximate Area = 1767 sq ft / 164 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 73 SQ M  
(789 SQ FT)**



**FIRST FLOOR  
APPROX FLOOR  
AREA 75 SQ M  
(812 SQ FT)**



















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