



**Barberry Avenue, Chatham, , ME5 9TA**

**Guide Price £325,000 - £350,000**



\*\*\* GUIDE PRICE: £325,000 - £350,000 \*\*\* A WELL-PRESENTED EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN THIS POPULAR RESIDENTIAL LOCATION \*\*\*

Page & Wells are delighted to bring to the market this spacious family home which has been extended on the ground floor to provide family sized accommodation. The ground floor features an entrance hall, bathroom, living room, family room/snug and kitchen/diner. There are three bedrooms on the first floor. Externally, there is a parking space to the front with a shared driveway leading to a single garage. There is a pleasant garden to the rear with two brick-built outbuildings, one of which could be utilised as a work from home office. The property is well-placed for all amenities. An internal viewing is recommended. Contact PAGE & WELLS King Street Office on 01622 756703. Tenure: Freehold. EPC Rating: C. Council Tax Band: C.



### KEY FEATURES

- Three bedrooms
- Extended ground floor
- Garage and parking
- Pleasant rear garden
- Walking distance of local primary school
- Popular location

### ACCOMMODATION

#### Ground Floor:

#### Entrance Hall

#### Bathroom

#### Living Room

Double doors opening to ...

#### Family Room/Snug

#### Kitchen/Diner

#### First Floor:

#### Bedroom One

#### Bedroom Two

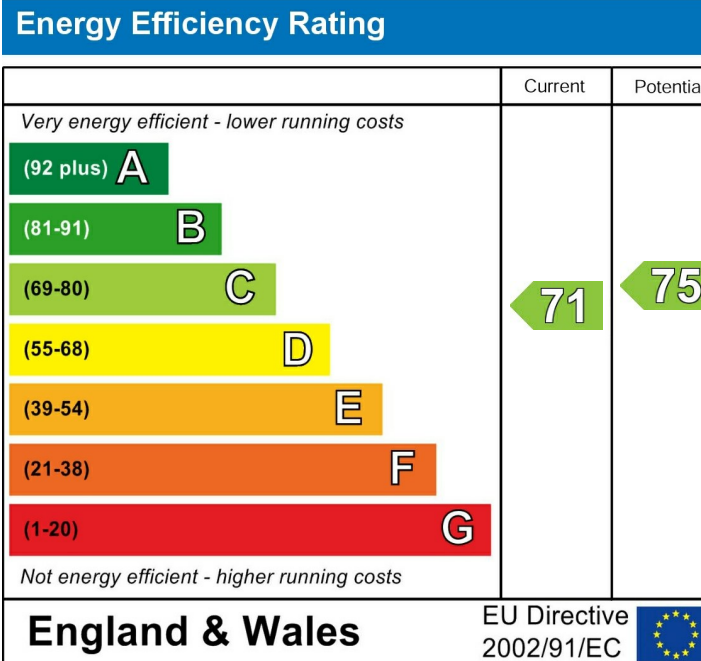
#### Bedroom Three

### EXTERNALLY

There is an off-road parking space to the front of the property and a shared driveway provides access to a single garage. There is a pleasant garden to the rear with two brick-built outbuildings.

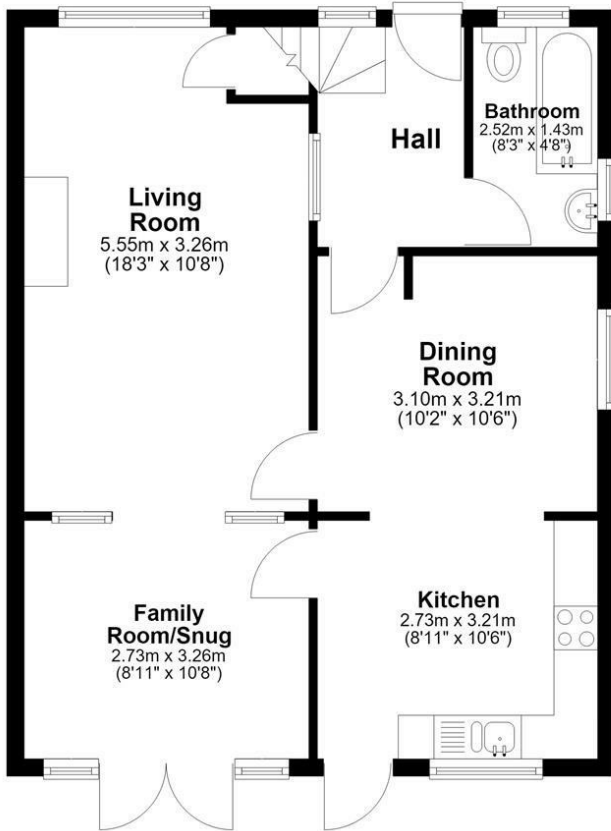
### VIEWING

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

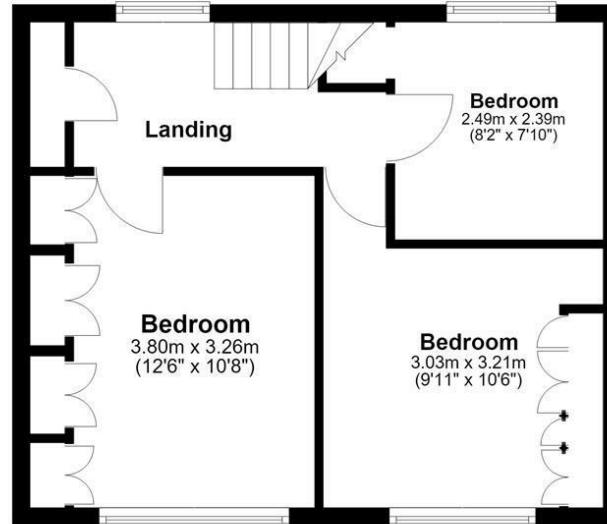


Page & Wells limited for themselves and for the vendors of this property whose agents they are give notice that: 1. These particulars do not constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part 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 those which Page & Wells Limited disclose an interest in accordance with the provisions of the Estates Agents Act 1979

### Ground Floor



### First Floor



Total area: approx. 91.6 sq. metres (985.5 sq. feet)

