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60 Toad Hall Crescent  
Chattenden • Rochester

Price: £350,000



60, Toad Hall Crescent, Chattenden, ME3 8PA  
£350,000

- 3 BEDROOM MID TERRACE TOWN HOUSE IN CHATTENDEN, ROCHESTER LOCATION
- GARAGE, AND OFF ROAD PARKING TO FRONT
- NO ONWARD CHAIN!
- DOWNSTAIRS UTILITY/SHOWER ROOM, FAMILY BATHROOM AND EN-SUITE TO BEDROOM 1
- LOUNGE/DINING ROOM & KITCHEN/BREAKFAST ROOM
- APPROX. 1,354 SQ FT, INCLUDING GARAGE
- MEDWAY COUNCIL TAX BAND "D"; EPC RATING "C"
- APPROX. 30' REAR GARDEN, LOW MAINTENANCE
- PROVIDES GOOD ACCESS TO LEIGH ACADEMY HUNDRED OF HOO SCHOOL AND A289

Nestled in the charming area of Toad Hall Crescent, Chattenden, Rochester, this delightful townhouse presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts three well-proportioned bedrooms, providing ample room for families or those wishing to accommodate guests. Each of the three bathrooms is thoughtfully designed, ensuring convenience and privacy for all residents.

Upon entering the home, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the townhouse is both practical and inviting, making it an ideal choice for contemporary living.

Chattenden is a lovely community, offering a blend of tranquility and accessibility. Residents can enjoy the nearby amenities, including local shops, parks, and schools, all within a short distance. The area is well-connected to Rochester and beyond, making it easy to commute or explore the surrounding regions.

This townhouse is not just a house; it is a place where memories can be made. With its modern features and welcoming atmosphere, it is sure to appeal to a variety of buyers. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is worth considering. Do not miss the chance to make this charming townhouse your new home.

#### Entrance Hall

#### Bedroom/Reception

12'2" max x 10'4" max (3.72m max x 3.16m max)

#### Utility/Shower Room

#### Integral Garage

18'1" x 8'6" (5.53m x 2.60m)

#### First Floor Landing

#### Lounge/Diner

15'8" red to 9'7" x 14'9" red to 7'6" (4.80m red to 2.94m x 4.51m red to 2.31m)  
"L Shaped"

#### Kitchen/Breakfast Room

15'2" x 11'2" red to 8'6" (4.63m x 3.41m red to 2.6m)

#### Second Floor Landing

#### Bedroom 1

12'7" max x 10'3" max (3.86m max x 3.13m max)

#### En-Suite Shower Room

#### Bedroom 2

13'4" to front of wardrobes x 9'0" (4.08m to front of wardrobes x 2.76m)

#### Family Bathroom

#### Exterior

#### Rear Garden

Approx. 30' in depth.

#### Frontage

Driveway providing off road parking

#### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

#### Important Notice

Harrison's Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

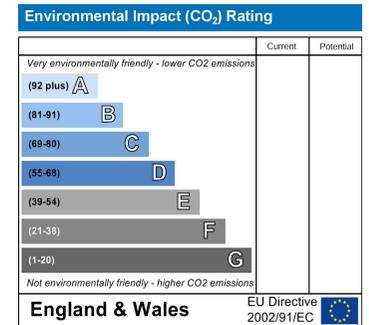
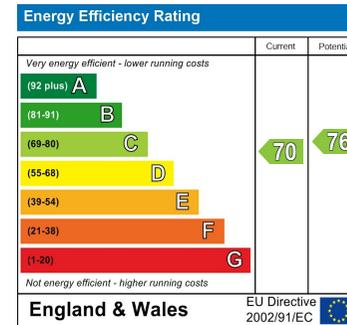
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

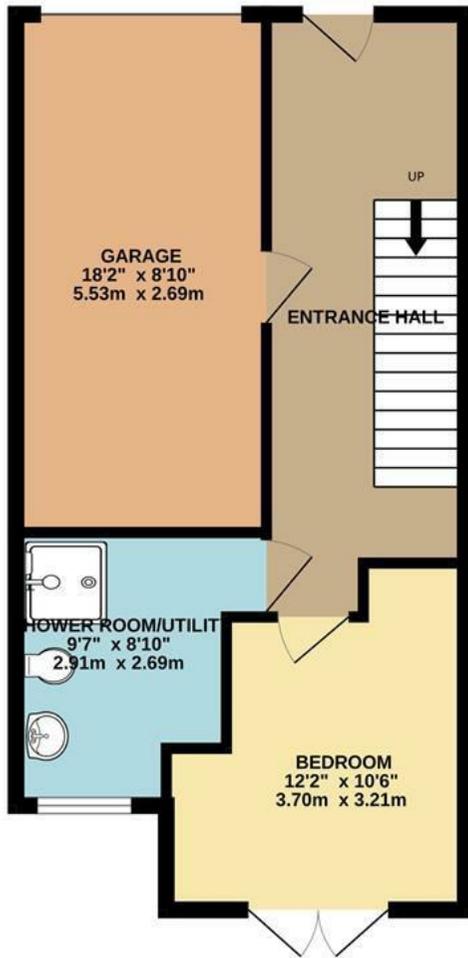
#### NB

HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrison's Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



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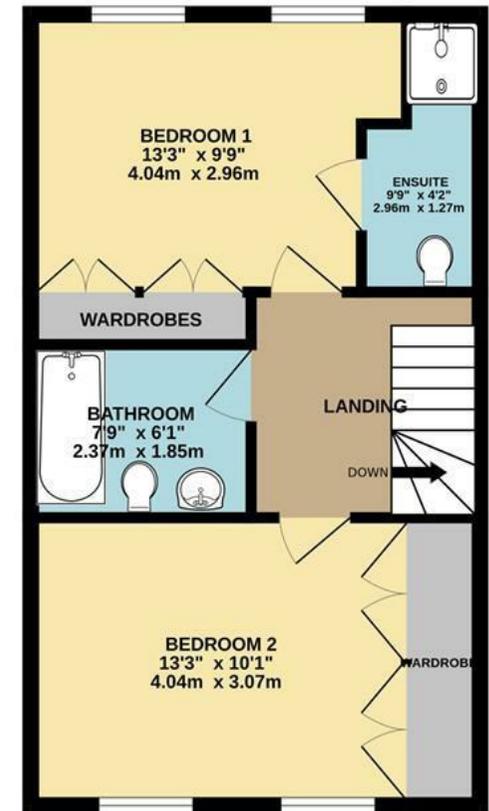
GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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