



Asking Price £325,000

Settington Avenue, Chatham



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Summary of Settington Avenue

LambornHill Estate Agents are delighted to present to the market this spacious and well-proportioned three-bedroom semi-detached home, situated in the ever-popular Settington Avenue, Chatham. Offering generous living accommodation, a private driveway and a good-sized rear garden, this property is perfectly suited to growing families looking to establish themselves in a well-connected residential location.

Key Features

- Three Bedroom Semi Detached
- Private Rear Garden
- Ideal For Growing Families
- Driveway For Multiple Vehicles
- Impressive Kitchen/Breakfast Room
- Good Size Bedrooms
- Popular Location
- Great Commuter Links
- EPC Rating - C - (69)
- Council Tax Band - D



Property Overview

Upon entering, you are welcomed into a bright entrance hall leading through to an impressive lounge spanning the full depth of the property. This versatile reception space offers plenty of room for both relaxing and entertaining, with an abundance of natural light creating a warm and inviting atmosphere.

To the rear, the modern kitchen/diner provides an excellent social space and is fitted with a range of wall and base units, generous worktop space and ample room for family dining. A convenient ground floor WC completes the downstairs accommodation.

The first floor offers three well-proportioned bedrooms, including two comfortable doubles and a generous single bedroom, making the home ideal for families, those working from home or anyone needing flexible accommodation. The contemporary shower room has been tastefully updated and serves all bedrooms.

Externally, the property benefits from a private driveway providing off-road parking, while to the rear is a generous enclosed garden offering excellent space for children to play, outdoor entertaining or future landscaping to suit individual tastes.

Located within a sought-after residential area, the property is close to a range of local schools, shops, transport links and everyday amenities, making it an excellent choice for families seeking both convenience and a welcoming community.

This fantastic home combines spacious accommodation, practical living space and a desirable location, making it a wonderful opportunity for buyers looking to take the next step on the property ladder.

About The Area

Settington Avenue is located within a popular residential area of Chatham, offering an excellent balance of convenience, green spaces and family-friendly amenities. The area has become increasingly sought after by buyers looking for well-connected living with everything needed for day-to-day life close at hand.

Residents benefit from a wide selection of local shops, supermarkets, cafés and essential services, while nearby Chatham town centre provides an even greater choice of retail outlets, restaurants and leisure facilities. The Pentagon Shopping Centre and Dockside Outlet Centre are both within easy reach for shopping and entertainment.

Families are particularly well catered for, with a range of well-regarded primary and secondary schools nearby, alongside children's parks and open green spaces. Capstone Country Park is just a short drive away, offering beautiful woodland walks, cycling routes and outdoor activities for all ages.

For commuters, Chatham railway station provides regular services to London Victoria and high-speed connections to London St Pancras, while excellent road links via the A2, M2 and M20 make travelling across Kent and towards London straightforward. Medway Maritime Hospital, local leisure centres and healthcare facilities are also conveniently close by.

Combining a desirable residential setting with excellent transport links, schools and everyday amenities, Settington Avenue is a fantastic location for families and professionals looking to enjoy a convenient and well-connected lifestyle.

Entrance Hall

Lounge/Diner

6.86m x 3.48m (22'6 x 11'5)

Kitchen

4.80m x 4.42m (15'9 x 14'6)

Utility - W/C

Bedroom One

4.14m x 3.48m (13'7 x 11'5)

Bedroom Two

3.71m x 2.21m (12'2 x 7'3)

Bedroom Three

2.77m x 2.18m (9'1 x 7'2)

Shower Room

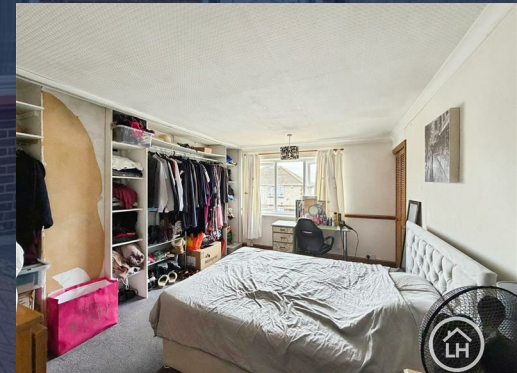
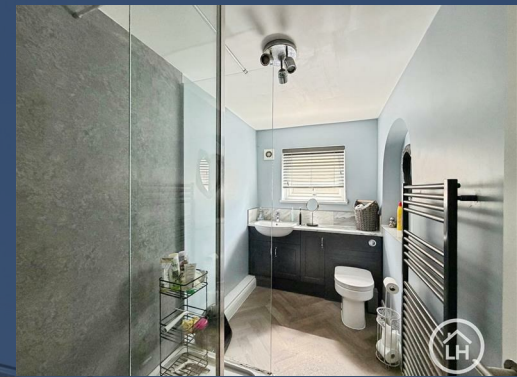
3.07m x 1.65m (10'1 x 5'5)

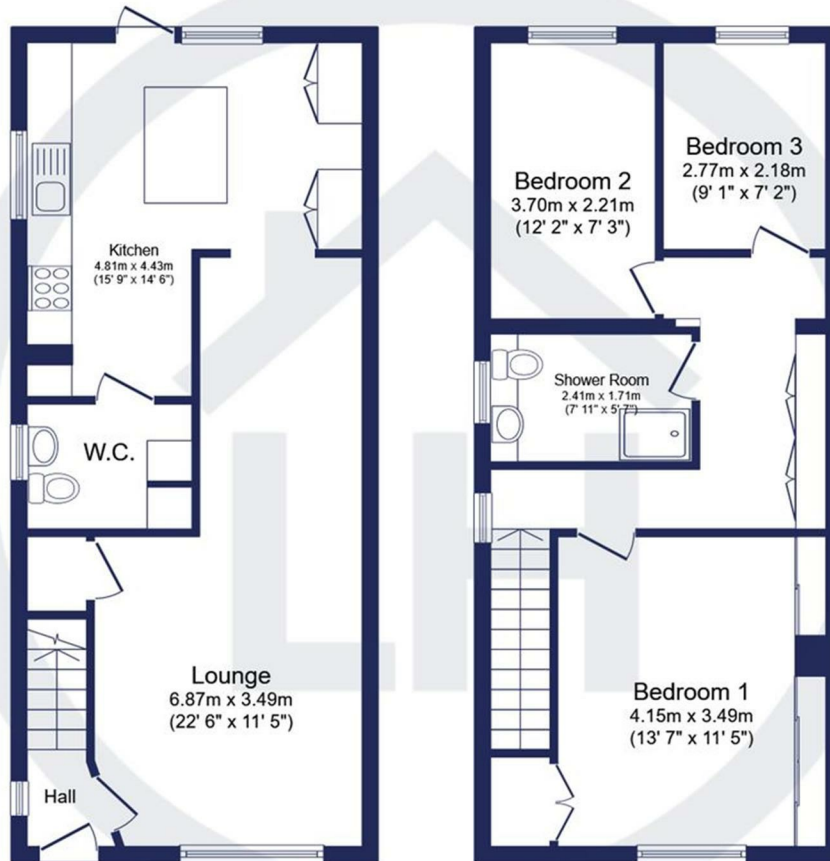
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

- Lets Keep It Local, Lets Keep It LambornHill!





Ground Floor

First Floor

Total floor area: 96.6 sq.m. (1,040 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

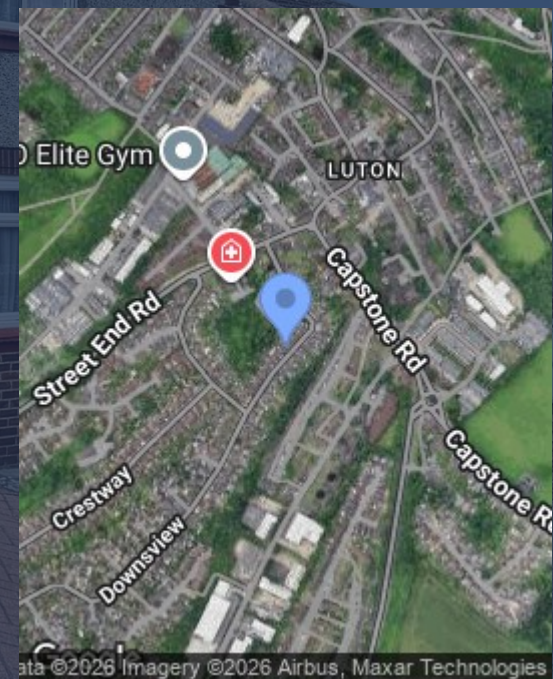


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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