

01634 379 799

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REEVE



6 Chevening Close

• Chatham

Price: £315,000



6, Chevening Close, , ME5 7PZ
£315,000

- THREE BEDROOM SEMI DETACHED HOME
- ALLOCATED PARKING FOR 2 VEHICLES TO REAR
- PORCH
- CONSERVATORY
- MODERN KITCHEN
- QUIET CUL DE SAC LOCATION
- CLOSE TO SCHOOLS & AMENITIES
- CTAX BAND: C
- EPC RATING: Awaied

Charming semi-detached home located on Chevening Close. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. Adjacent to the kitchen, you will find a lovely conservatory that floods the space with natural light, creating a serene environment to enjoy your morning coffee or unwind after a long day. The porch adds an extra touch of convenience, providing a practical space for coats and shoes.

The property also includes a well-appointed bathroom, ensuring comfort for all residents. Outside, you will appreciate the allocated parking for two vehicles at the rear, a valuable asset in this bustling area.

Situated close to local schools, this home is perfect for families with children, offering easy access to quality education. The surrounding neighbourhood is friendly and welcoming, making it a wonderful place to settle down.

In summary, this semi-detached house on Chevening Close presents an excellent opportunity for those looking for a modern, spacious home in a convenient location. With its appealing features and proximity to schools, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

EPC Rating: Awaied.

Porch
44" x 2'11" (1.33m x 0.91m)

Lounge
13'9" x 13'9" (4.20m x 4.21m)

Kitchen
13'9" x 11'5" (4.20m x 3.48m)

Conservatory
6'7" x 12'0" (2.03m x 3.68m)

Landing
5'10" x 7'3" (1.78m x 2.22m)

Bedroom 1
13'9" x 8'5" (4.21m x 2.58m)

Bedroom 2
7'7" x 8'7" (2.32m x 2.63m)

Bedroom 3
5'9" x 9'2" (1.77m x 2.80m)

Bathroom
7'6" x 5'8" (2.31m x 1.74m)

Garden

Allocated Parking

Important Notice

Harrisons 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 Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige 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. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons 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.



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

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales EU Directive 2002/91/EC

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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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