



**OVER 60?**  
Secure this property  
for up to **59% less!**<sup>1</sup>

**Price**  
**£295,000**  
**Freehold**

3x  1x  1x 

**Beaconsfield Road, Chatham, Kent, ME4**

*Wards*  
Helping you move forwards



## Main features

- Beautifully presented semi-detached bungalow with large balcony
- Converted basement with kitchen
- Unique and versatile layout
- Ideal purchase for a first time buyer or someone looking to downsize
- Great location due to being within close proximity to good schools, local amenities and transport links

## Accommodation

### SPLIT LEVEL GROUND FLOOR

#### Entrance Hall

Lounge: 17'3 x 9'7 (5.26m x 2.92m)

Bedroom 3 / Snug: 9'10 x 8'8 (3.00m x 2.64m)

Bedroom 1: 12'3 x 11'1 (3.74m x 3.38m)

Bedroom 2: 12'5 x 8'11 (3.79m x 2.72m)

Bathroom: 7'9 x 5'10 (2.36m x 1.78m)

Study: 9'11 x 5'4 (3.02m x 1.63m)

### LOWER GROUND FLOOR

Kitchen/Diner: 25'4 x 9'2 (7.73m x 2.80m)

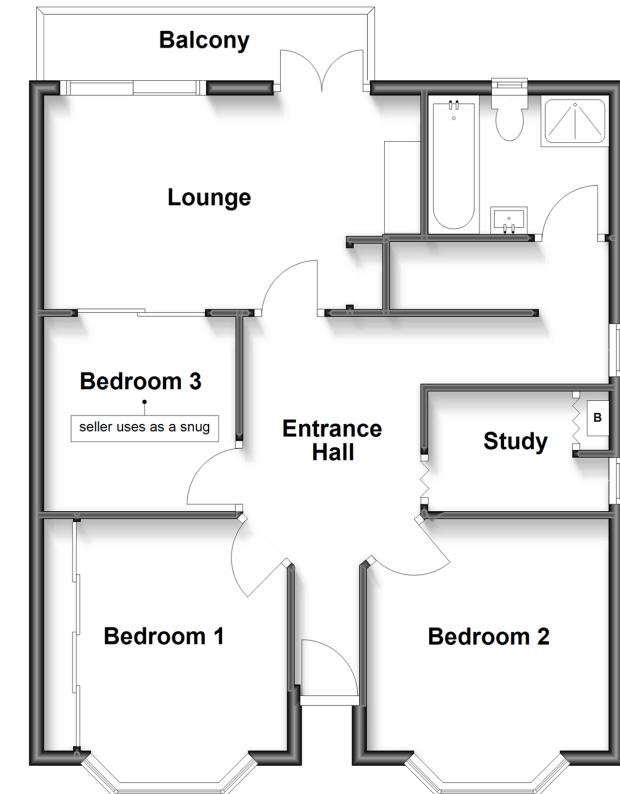
## OUTSIDE

Front Rear

Rear Garden

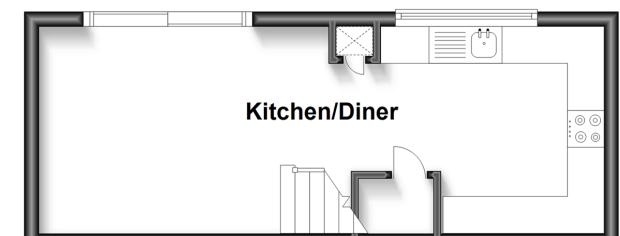
## Split Level Ground Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



## Lower Ground Floor

Approx. 21.7 sq. metres (233.8 sq. feet)



Call Chatham - 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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