



**Guide Price**  
**£375,000**

**Freehold**

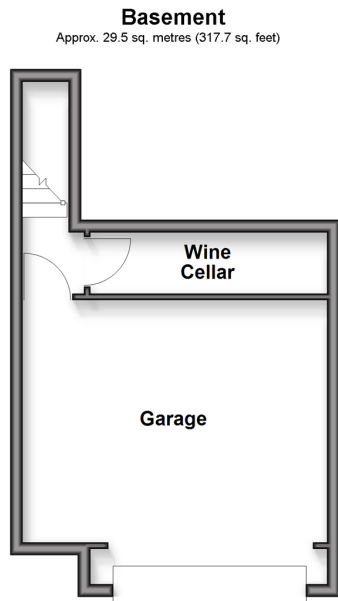
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**Capstone Road,  
Chatham, Kent, ME5**

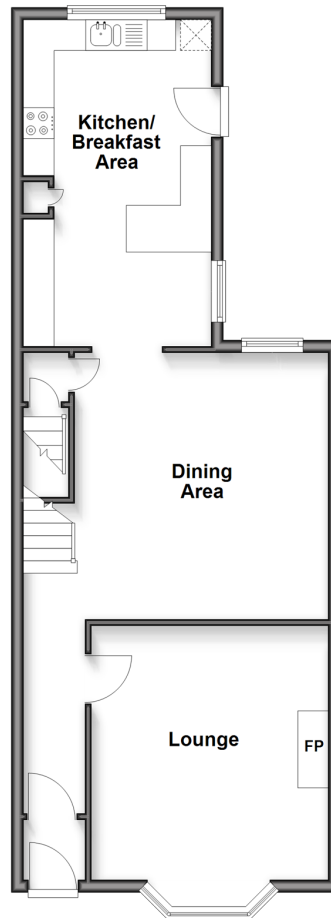
**OVER 60?**

Secure this property  
for up to **59% less!**

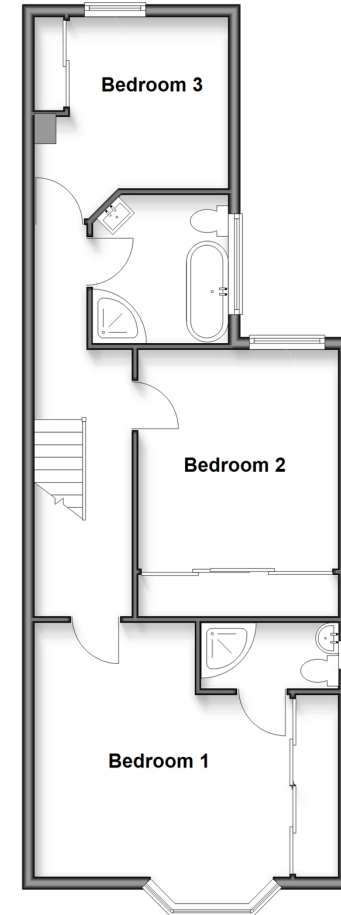
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**Ground Floor**  
Approx. 59.4 sq. metres (639.1 sq. feet)



**First Floor**  
Approx. 60.0 sq. metres (645.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Lounge: 13'6 x 12'8 (4.12m x 3.86m)  
Dining Area: 14'3 x 13'0 (4.35m x 3.97m)  
Kitchen / Breakfast Area: 15'10 x 14'3 (4.83m x 4.35m)

### BASEMENT

Garage: 14'7 x 12'10 (4.45m x 3.91m)  
Wine Cellar: 13'1 x 2'8 (3.99m x 0.81m)

### FIRST FLOOR

Landing  
Bedroom 1: 14'6 x 13'7 (4.42m x 4.14m)  
En-suite Shower Room  
Bedroom 2: 12'7 x 10'3 (3.84m x 3.13m)  
Bedroom 3: 10'2 x 9'1 (3.10m x 2.77m)  
Bathroom: 7'11 x 7'2 (2.41m x 2.19m)

### OUTSIDE

Driveway  
Access to Garage  
Rear Garden



## Main features

- Semi-detached house in a sought after location
- Set over 3 floors offering plenty of space and versatility
- Directly opposite Luton wreck offering unencumbered views
- Perfect purchase for a young family needing more room to grow in a great area
- Ideal location as within proximity of train station, great schools and local amenities



## Nearest Schools

Primary Schools: Luton Junior School 0.7 miles, Kingfisher Community Primary 1.0 miles, Barnsole Junior School 1.1 miles  
Secondary Schools: Chatham Grammar School for Girls 1.2 miles, Victory Academy 1.5 miles

## Transport Information

Train Stations: Gillingham 2.1 miles, Chatham 2.1 miles, Rochester 2.6 miles

## Address

Capstone Road, Chatham, Kent, ME5

## Directions

For directions to this property please contact us.





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



■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING	CURRENT:	POTENTIAL:
	D(65)	B(33)

10433334/20260411/AP/RC