



Connells

Boundary Road  
Chatham



### Property Description

Recently redecorated throughout, the property offers bright, fresh and versatile accommodation arranged over two floors. Upon entering, you are welcomed by a generous layout comprising three reception rooms, providing exceptional flexibility for modern family living. These rooms can be utilised as a lounge, dining room, family room, home office or playroom allowing purchasers to tailor the space to their individual needs and lifestyle.

The kitchen is conveniently positioned and offers ample storage and workspace, with access to the rear of the property. Upstairs, the accommodation continues with three well-proportioned bedrooms, providing comfortable living space for a family, together with a family bathroom.

Externally, the property benefits from a private rear garden, offering space for outdoor relaxation, entertaining or gardening enthusiasts.

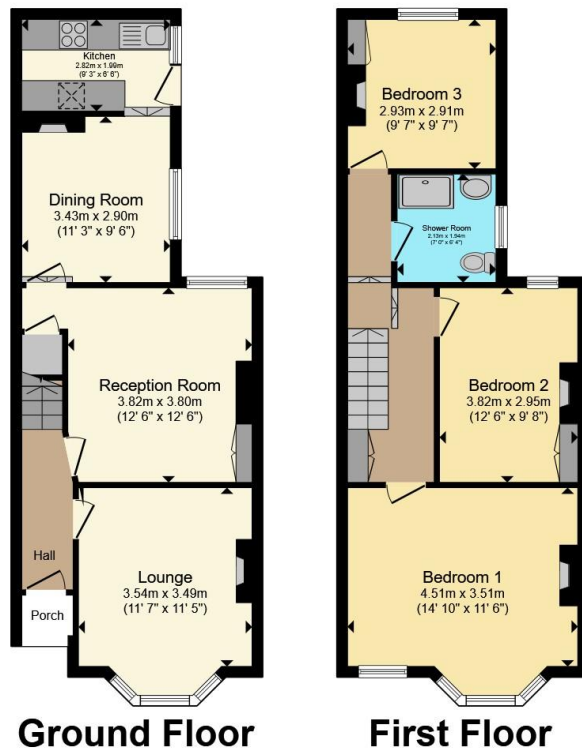
The location is particularly appealing, being within easy reach of a range of well regarded schools, making it an ideal choice for families. A variety of local shops, supermarkets, leisure facilities and everyday amenities are all close by while excellent transport links provide convenient access to surrounding towns and commuter routes.

Combining generous living accommodation, a convenient location and the advantage of being offered with no onward chain, this attractive home represents a fantastic opportunity for buyers looking for a property that requires minimal immediate work and can be enjoyed from day one.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 97.8 m<sup>2</sup> (1,053 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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21 High Street  
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EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/RAL102792](http://connells.co.uk/Property/RAL102792)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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