Greenleaf
Sales • Lettings • Mortgages



27 Cottall Avenue

Chatham, ME4 6HG

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented three bedroom mid-terrace house, in the ever popular Chatham, Kent. Available with NO ONWARD CHAIN, and boasting a recent brand new boiler and a re-render to the front of the property, this lovely family home benefits from three double bedrooms, a modern well presented bathroom, separate lounge and dining room, and a bright and light kitchen to the rear leading out to the low maintenance garden. Whilst the property has been well cared for by the current owner for many years and is ready to move into and enjoy, the opportunity is also there to add your own stamp to your own specification, with the potential also to add off-road parking, as others have done in the road, subject to usual permissions.

The layout briefly consists of: Front garden with pathway leading to the front door into the compact hallway, with stairs ahead up to the first floor, and a door on the left into the lounge through to the dining room, bathroom, and kitchen out to garden; The upstairs landing gives access to three double bedrooms, with an extensive range of built-in wardrobes and storage.

The property is within a short walk of a local convenience store, and also conveniently located close to the town, bus stops and all shopping and leisure facilities. The station with 40 minute fast trains to London is within a brisk walk, whilst all A2/M2/M20 road links, the Medway Hospital, and well regarded schools for all age groups are also nearby. The historic Rochester High Street is just a short drive away, offering a further selection of dining, shopping and leisure facilities. We recommend viewing at your earliest convenience to avoid disappointment.

Offers In Excess Of £240,000

27 Cottall Avenue

Chatham, ME4 6HG

3 1 2 D

- EXTENDED TERRACED HOUSE IN CONVENIENT LOCATION
- THREE BEDROOM AND MODERN BATHROOM
- CLOSE TO SCHOOLS FOR ALL AGE GROUPS
- EPC GRADE D / COUNCIL TAX BAND B / FREEHOLD
- NO CHAIN AND NEW BOILER!
- POTENTIAL FOR OFF ROAD PARKING SUBJECT TO USUAL PERMISSIONS
- CLOSE TO STATION WITH FAST TRAINS TO LONDON
- SEPARATE LOUNGE, DINING ROOM AND KITCHEN
- LOW MAINTENANCE GARDEN
- CLOSE TO ALL A2/M2/M20 ROAD LINKS, SHOPS AND AMENITIES

Hallway

3'11" x 3'7" (1.2m x 1.1m)
Compact hallway with neutral carpet and decor giving access into lounge and all ground floor rooms, stairs up to first floor.

Lounge

16'10" (into bay) x 11'3" (5.15m (into bay) x 3.45m)
Bay-fronted room with stain glass window features, neutral carpet and decor, dado rail, feature fireplace and surround, door to rear into dining room.

Dining Room

7'10" x 9'0" (2.4m x 2.75m)
Used as both a dining room and office, useful under-stairs storage cupboard, window to rear, doors to bathroom and kitchen.

Bathroom

9'0" x 5'8" (2.75m x 1.75m)
Stylish bathroom with white suite consisting of full-size bath with shower attachment, WC and basin, attractive neutral wall tiles with decorative features, laminate flooring, neutral decor with spotlight.

Kitchen

9'10" x 8'4" (3.0m x 2.55m)
With generous range of white wall and floor cupboards, white splashback tiles, wood-effect vinyl worktop and tile-effect vinyl flooring, gas hob and built-in oven, boiler located here, chrome spotlights, windows to rear and side, door out to garden from here.

Landing

7'2" x 2'9" (2.2m x 0.85m)
Landing with neutral carpet and decor giving access to three bedrooms and loft.

Bedroom One

14'3" (into bay) x 11'3" (4.35m (into bay) x 3.45m)
Double bedroom with extensive range of built-in wardrobes and storage, bay window to front of room with stain glass feature windows, neutral carpet and decor.

Bedroom Two

12'3" x 7'0" (3.75m x 2.15m)
Double bedroom with built-in wardrobes, window to rear with fitted blinds, neutral carpet and decor.

Bedroom Three

9'0" x 6'10" (2.75m x 2.1m)
Double bedroom with window to rear and fitted blinds, neutral carpet and decor.

Garden

With hard-standing paved patio area to side and rear of property, raised planter, attractive square garden with tree, mainly laid to shingle and paving, gate to rear, all fully fenced, potential to create a lovely outdoor space for all the family.

Agents Note 1

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note 2

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.













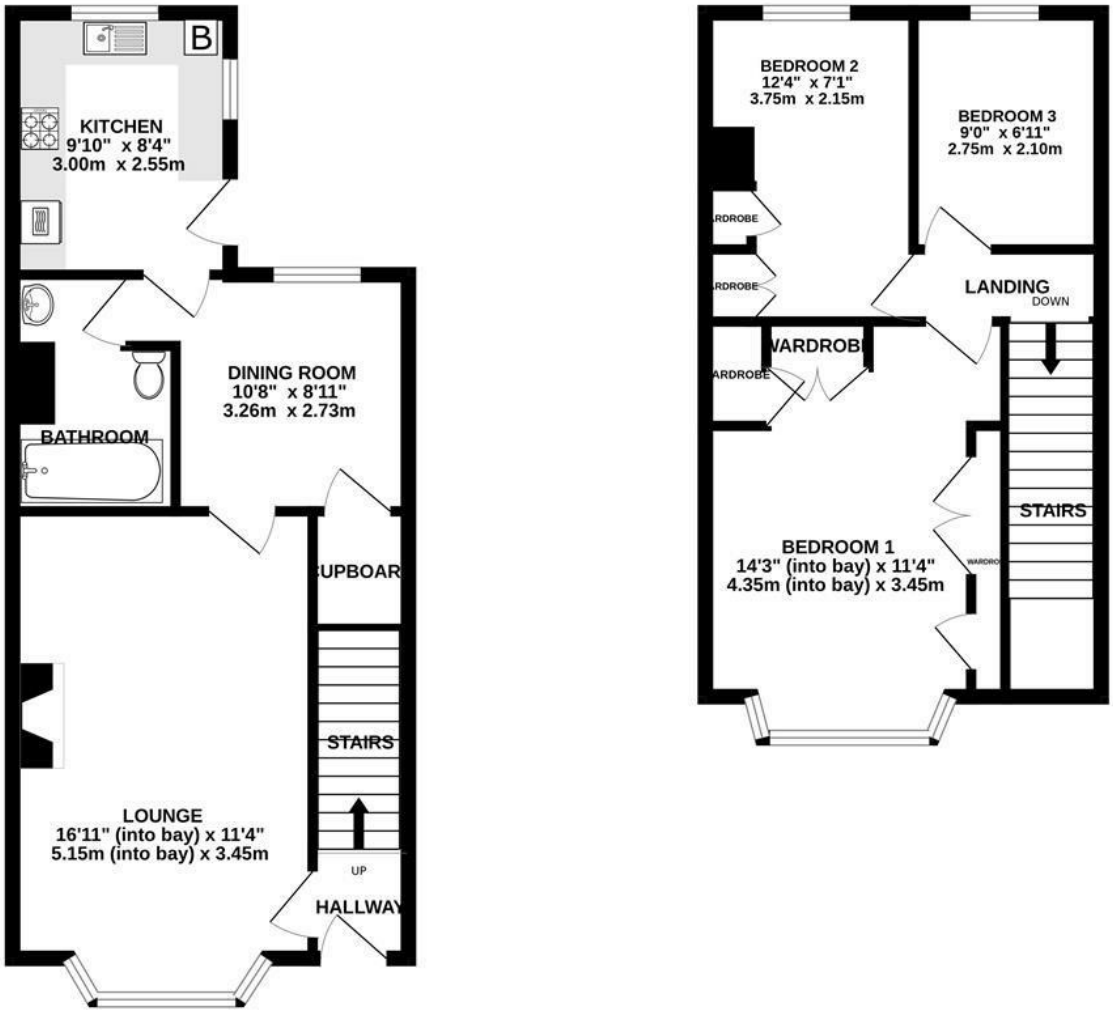




Greenleaf
Sales • Lettings • Mortgages

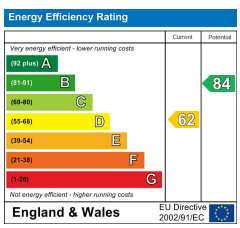
GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.

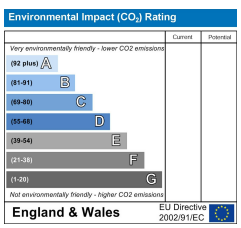
1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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.
Made with Metropix ©2026





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

160 High Street, Rochester, Kent, ME1 1ER
Tel: 01634730672 Email: info@greenleaf-property.co.uk
www.greenleaf-property.co.uk