



Guide Price
£650,000

Freehold

5x  2x  1x 

**Elm Avenue,
Chattenden, Rochester,
Kent, ME3**

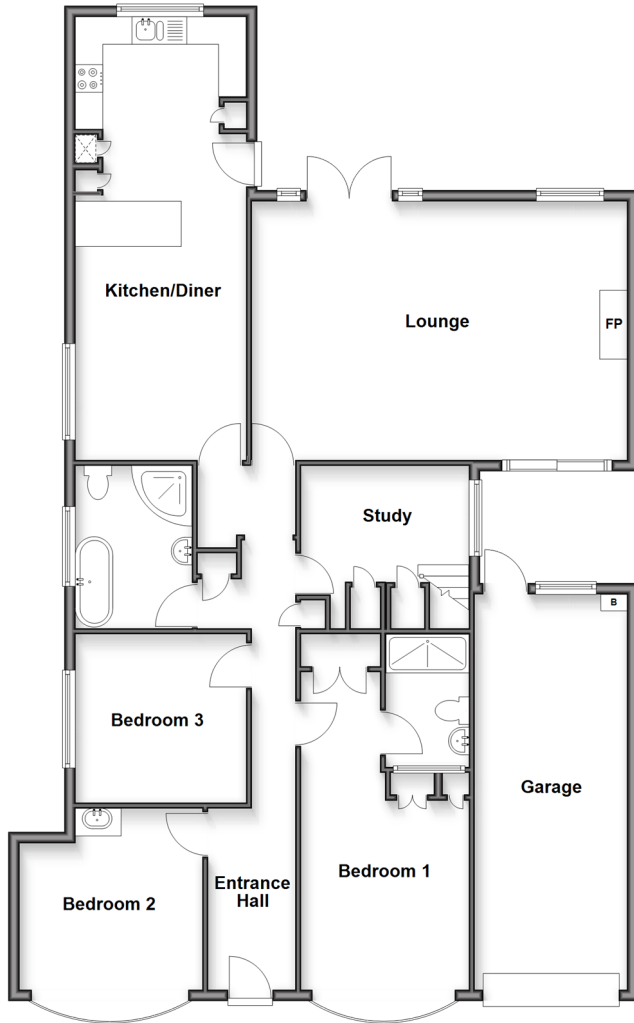
OVER 60?

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

Wards
Helping you move forwards

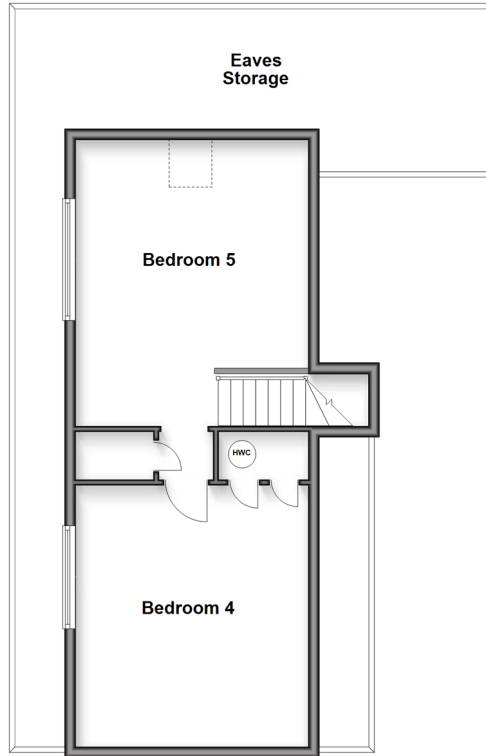
Ground Floor

Approx. 150.7 sq. metres (1622.4 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.2 sq. feet)



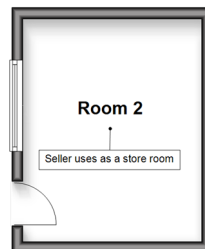
Outbuilding

Approx. 29.7 sq. metres (319.5 sq. feet)



Outbuilding

Approx. 13.2 sq. metres (142.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge : 22'0 x 15'4 (6.71m x 4.68m)

Kitchen/Diner : 26'1 x 10'7 (7.96m x 3.23m)

Bedroom 1: 22'5 into bay x 9'5 (6.84m x 2.87m)

En-Suite Shower Room : 7'0 x 4'6 (2.14m x 1.37m)

Bedroom 2: 14'0 up to bay x 11'0 (4.27m x 3.36m)

Bedroom 3 : 10'0 x 10'0 (3.05m x 3.05m)

Bathroom : 10'0 x 7'0 (3.05m x 2.14m)

Study: 10'0 x 8'0 (3.05m x 2.44m)

FIRST FLOOR

Bedroom 4 : 15'8 x 14'0 (4.78m x 4.27m)

Gym/Bedroom 5: 17'4 x 13'0 (5.29m x 3.97m)

OUTBUILDING

Room 1 (Games Room) : 21'0 x 14'7 (6.41m x 4.45m)

Room 2 (Used as Store Room)

OUTSIDE

Driveway

Garage : 23'0 x 9'1 (7.02m x 2.77m)

Rear Garden



Main features

- Extended detached chalet bungalow on a large plot
- Double bedrooms, en-suite shower room, ground floor bathroom
- 21' outbuilding currently used as games room
- 26' kitchen/diner
- Flexible accommodation that will be perfect for the extended family
- Drive for several cars and a garage



Nearest Schools

Primary Schools: Hoo St Werburgh Primary and Marlborough Centre 1.2 miles, Wainscott Primary 1.3 miles, Chattenden Primary 1.6 miles
Secondary Schools: The Hundred of Hoo Comprehensive School 1.0 miles



Transport Information

Train Stations: Strood 2.9 miles, Higham 3.0 miles, Rochester 3.6 miles



Address

Elm Avenue, Chattenden, Rochester, Kent, ME3



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Strood Branch 01634 716597 ■ 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

EPC RATING

CURRENT: D(56) POTENTIAL: C(80)

11838420/20260219/DV/JC