



## 57 Pattens Lane

Chatham, ME4 6JR

Guide price £375,000



PRICE GUIDE £375,000 to £400,000. An attractive double fronted bungalow boasting high specification accommodation and alluring kerb appeal. The current vendors have heavily invested time, effort and money to ensure this lovely home is presented at it's best. Light and airy throughout, the vast benefits include a stunning fitted kitchen/diner, a dual aspect lounge with feature fire surround, an impressive four-piece bathroom offering a sleek finish and separate shower enclosure, and two well appointed bedrooms. Externally, the enclosed and landscaped rear garden offers plenty of space to entertain family and friends. The bloc paved driveway provides ample parking.

The location is equally compelling. Highly regarded schools, Chatham and Rochester town centres, and mainline train stations offering fast links to London are all within a short distance, combining tranquility with outstanding convenience. NO CHAIN.



## Entrance Door

## Hallway

## Lounge

15'7 x 13'2 (4.75m x 4.01m)

## Bedroom 2

9'9 x 8'3 (2.97m x 2.51m)

## Kitchen/Diner

16'1 x 9'9 (4.90m x 2.97m)

## Four Piece Bathroom

8'2 x 6'8 (2.49m x 2.03m)

## Bedroom 1

11'8 x 9'9 (3.56m x 2.97m)

## Driveway

## Garden

approx 40' x 40' (approx 12.19m x 12.19m)

## Important Notice -

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No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

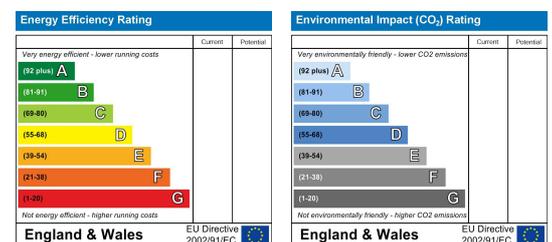
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.