



## Eden Avenue, Chatham, Kent, ME5 0HN

Offers Over £360,000

- No Chain
- 3 Bedrooms
- Conservatory
- Semi-Detached
- Integrated Garage
- Rear Garden

# 11 Eden Avenue, Chatham ME5 0HN

We are pleased to offer for sale this extended 3 bedroom End-Terrace family house presented in exceptional condition throughout.

The property offers a blend of comfort, space and accessibility in the Medway area. Perfectly situated for young families in a very pleasant residential area. Offering easy access to local amenities, schooling for children of all ages and good transport links. A short drive will take you to Chatham Town Centre, where you will find excellent shopping facilities and for the commuter, main line railway station for high speed links to London St Pancras or London Victoria. Alternatively, for the motorist, you have good access for the M2 and M20/M25 motorway network.

Once inside the front door you will be greeted with a pleasant hallway, off this is a well-appointed lounge, beautiful and light dining room with patio doors leading to the garden. Off the dining room you will find a very attractive kitchen with all the appliances, furthermore, there is a downstairs cloakroom, personal door to the integrated garage and a personal bright and sunny conservatory. On the first floor you will find 3 good size bedrooms and a well-appointed bathroom with shower unit. Externally, the property enjoys a beautiful established and good size rear garden fully planted and boasting a host of shrubs, bushes and hedges, with a private, sunny patio, and lawned areas. There is a very handy integrated garage to the front, approached by a long, shared driveway.



3



1



3



E

Council Tax Band: C



### **Entrance Door to Porch**

Door to

### **Entrance Hall**

Staircase

Radiator

### **Lounge**

13'1" x 12'1"

Double glazed bay window to front

Fireplace

Double Radiator

### **Inner Hall**

Built in cupboards

### **Dining Room**

18'4" x 9'10"

Double glazed sliding patio doors to garden

Double radiator

### **Kitchen**

9'10" x 9'2"

Double glazed windows to side and rear

Range of base and eye level cupboards and drawer units with wooden worktops

Inset single drainer sink unit

Built in and split level oven and hob

Extractor fan

### **Cloakroom**

Low level W/C

Wash hand basin

### **Conservatory**

15'8" x 10'9"

Door and window to garden

Double radiator

Tiled floor

### **First Floor Landing**

Double glazed window to side

Built in linen cupboard

Access to roof space

Doors to

### **Bedroom 1**

11'9" x 11'1"

Double glazed window to front

Radiator

Built in wardrobe

### **Bedroom 2**

11'1" x 9'10"

Double glazed window to rear

Radiator

### **Bedroom 3**

10'5" x 6'10"

Double glazed window to front

Radiator

### **Bathroom**

9'10" x 6'6"

Double glazed window to rear

White suite comprising of panelled bath

Mixer taps and shower unit

Wash hand basin

Low level W/C

Heated towel rail

Tiled floor

### **Exterior**

#### **Rear**

Neat and established private garden with patio

Lawn well stocked

Shrubs, plants trees etc

#### **Front**

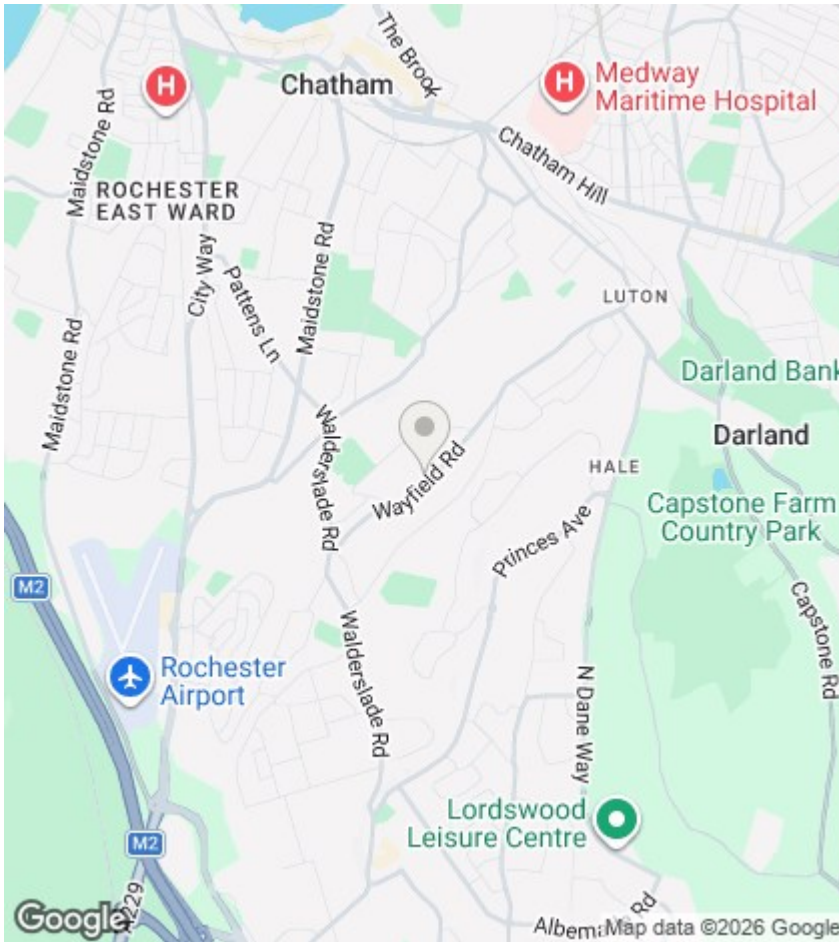
Open plan

#### **Garage**

Integrated

Personal door to house

Light and power



## Directions

## Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	53		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	