



**Guide Price**  
**£375,000**

**Freehold**

3x  2x  2x 

**Kingswood Avenue,  
Chatham, Kent, ME4**

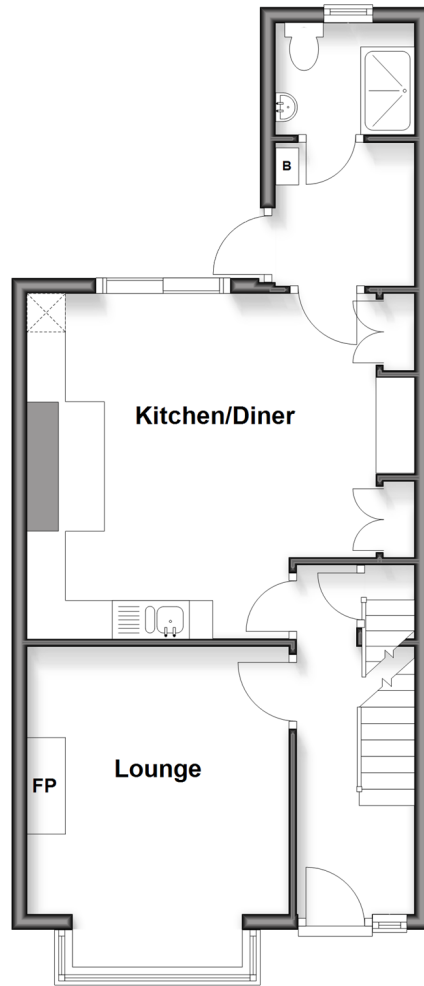
**OVER 60?**

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

*Wards*  
Helping you move forwards

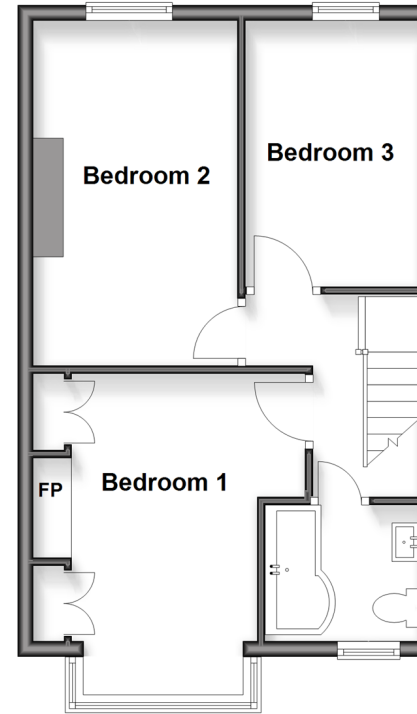
## Ground Floor

Approx. 47.6 sq. metres (511.9 sq. feet)



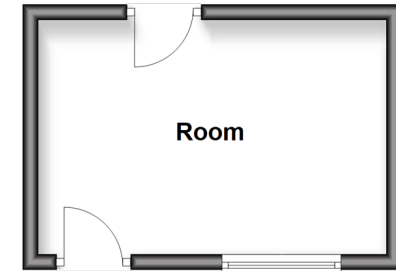
## First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



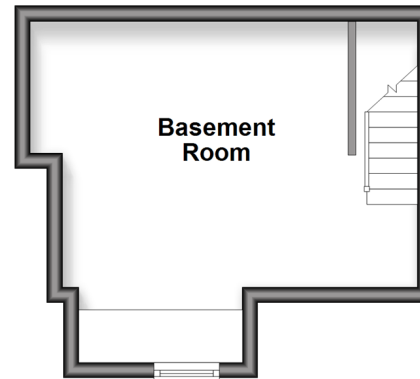
## Outbuilding

Approx. 13.8 sq. metres (148.1 sq. feet)



## Basement

Approx. 18.7 sq. metres (201.1 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 11'6 x 11'2 (3.51m x 3.41m)

Kitchen/Diner: 15'0 x 11'3 (4.58m x 3.43m)

Utility Room: 6'0 x 5'10 (1.83m x 1.78m)

Shower Room: 5'9 x 4'9 (1.75m x 1.45m)

### BASEMENT

Basement Room: 14'8 x 13'11 (4.47m x 4.24m)

### FIRST FLOOR

Landing

Bedroom 1: 13'10 x 10'7 (4.22m x 3.23m)

Bedroom 2: 14'10 x 9'2 (4.52m x 2.80m)

Bedroom 3: 11'4 x 7'4 (3.46m x 2.24m)

### OUTSIDE

Rear Garden

Outbuilding: 9'11 x 6'10 (3.02m x 2.08m)



## Main features

- Edwardian house with 3 double bedrooms
- Set over 3 floors with converted basement
- Fantastic kitchen/dining area perfect for entertaining
- Perfect house for a family needing more room to grow
- Ideal location due to proximity to transport links, local amenities and well regarded schools.



### Nearest Schools

Primary Schools: Balfour Junior School 0.3 miles, St Michael's RC Primary 0.9 miles, New Road School and Nursery Unit 0.9 miles

Secondary Schools: Chatham South School 0.6 miles, St



### Transport Information

Train Stations: Chatham 0.8 miles, Rochester 1.4 miles, Strood 2.4 miles



### Address

Kingswood Avenue, Chatham, Kent, ME4



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Chatham Branch 01634 841243 ■ [wardsofkent.co.uk](http://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



10435307/20260115/BC/RC