



## 44 Pagitt Street

Chatham, ME4 6RE

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented mid-terraced period house to the market, located on a sought-after road on the Chatham/Rochester borders, within walking distance of Chatham Station. Set over four versatile floors this impressive property boasts four double bedrooms with an en suite to the master, first floor bathroom W/C, separate lounge and dining room, a good size low-maintenance garden, and a basement with potential for further accommodation, subject to usual permissions and the new owners wishes. This imposing bay-fronted family home must be viewed at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Entrance hallway giving access to the lounge, dining room, kitchen/breakfast room, and downstairs WC; The impressive first floor landing gives access to three double bedrooms, bathroom W/C, and stairs up to second floor giving access to the spacious master bedroom and en suite. To the rear, the good size garden is paved for low maintenance.

Located within walking distance of both Chatham and Rochester stations with 40 minute fast trains to London, local shops and amenities are nearby, as are highly regarded schools for all age groups. Rochester and Chatham town centres offer a vast selection of shopping, dining and leisure facilities, and all A2/M2/M20 road links to London and coast are nearby.

Council Tax Band C. EPC Grade D. Freehold

**Price Guide £340,000**

# 44 Pagitt Street

Chatham, ME4 6RE



- FOUR DOUBLE BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM
- CONVENIENT LOCATION CLOSE TO ALL AMENITIES
- EPC GRADE D
- EN-SUITE TO MASTER
- USEFUL BASEMENT WITH POTENTIAL
- BEAUTIFULLY PRESENTED.
- FITTED KITCHEN/BREAKFAST ROOM
- FIRST FLOOR BATHROOM W/C & GROUND FLOOR CLOAKROOM W/C
- COUNCIL TAX BAND C

## Entrance Hall

9'3" x 2'11" (2.82 x 0.89)

## Lounge

13'11" x 11'1" (4.26 x 3.40)

## Dining Room

12'10" x 9'4" (3.93 x 2.85)

## Basement

14'6" x 11'1" (4.43 x 3.4)

## Kitchen/Breakfast Room

17'2" x 8'10" (5.24 x 2.71)

## Cloakroom W/C

6'7" x 2'11" (2.03 x 0.89)

## First Floor Landing

## Bedroom

14'5" x 13'8" (4.40 x 4.18)

## Bedroom

12'10" x 9'1" (3.93 x 2.78)

## Bedroom

10'10" x 8'10" (3.31 x 2.71)

## Bathroom W/C

6'3" x 6'0" (1.91 x 1.84)

## Second Floor

## Master Bedroom With Ensuite

18'10" x 13'1" (5.75 x 3.99)

## Rear Garden

A good size and easily maintainable.

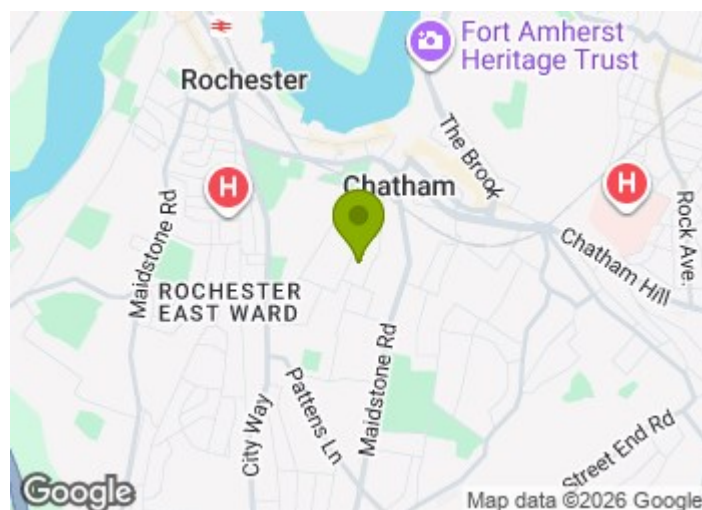
## Agents Note

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.

## Agents Note

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.



## Directions

Tel: 01634730672





**BASEMENT**  
181 sq.ft. (16.6 sq.m.) approx.

**GROUND FLOOR**  
553 sq.ft. (51.2 sq.m.) approx.

**1ST FLOOR**  
533 sq.ft. (49.5 sq.m.) approx.

**2ND FLOOR**  
247 sq.ft. (22.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1514 sq.ft. (140.6 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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