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50 Crestway

• Chatham

Price: £275,000



50, Crestway, , ME5 0BD
£275,000

- TWO BEDROOM SEMI DETACHED HOME
- DRIVEWAY FOR 2 CARS
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- VIEWS OVER THE COUNTRYSIDE
- WOOD BURNER IN LOUNGE
- CONSERVATORY
- IDEAL FIRST TIME PURCHASE
- CLOSE TO SCHOOLS & AMENITIES
- CTAX BAND: B
- EPC RATING: AWAITED

Nestled in the charming area of Crestway in Chatham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families or couples seeking a peaceful retreat. The inviting reception room features a wood burner, creating a warm and cosy atmosphere, perfect for relaxing evenings.

The house boasts a beautifully landscaped rear garden, providing a serene outdoor space to enjoy the fresh air and picturesque views over the countryside. This tranquil setting is perfect for gardening enthusiasts or those who simply wish to unwind in nature.

For those with vehicles, the property includes a driveway that accommodates up to two cars, ensuring easy access and off-road parking. Additionally, the location is highly advantageous, being in close proximity to local schools and essential amenities, making daily life both convenient and enjoyable.

This charming home in Crestway is not just a property; it is a lifestyle choice, offering a peaceful environment while remaining well-connected to the vibrant community of Chatham. Whether you are looking to settle down or invest, this semi-detached house is a wonderful opportunity not to be missed.

EPC Rating: Awaited.

Porch
57" x 21" (1.71m x 0.64m)



Entrance Hall
4'1" x 3'11" (1.25m x 1.2m)

Lounge
11'6" x 13'6" (3.51m x 4.12m)

Dining Area
7'9" x 8'3" (2.37m x 2.54m)

Kitchen/Breakfast Room
13'4" x 20'7" (widest points) (4.07m x 6.28m (widest points))

Landing
6'1" x 2'6" (1.86m x 0.78m)

Bedroom 1
11'5" x 12'10" (3.50m x 3.93m)

Bedroom 2
8'2" x 8'5" (2.50m x 2.59m)

Bathroom
6'2" x 5'4" (1.88m x 1.63m)

Driveway

Garden

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.



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

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

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GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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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