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10 Bracken Lea

• Chatham

Price: £425,000



10, Bracken Lea, , ME5 0BZ

£425,000

- 4 BEDROOM DETACHED FAMILY HOME, INTEGRAL GARAGE WITH ELECTRIC ROLLER DOOR AND DRIVEWAY
- APPROX. 1246 SQ FT OF LIVING ACCMMODATION
- NO ONWARD CHAIN!!!
- OPEN PLAN LIVING ACCOMMODATION
- DOWNSTAIRS WC, EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- EPC RATING "B", MEDWAY COUNCIL TAX BAND "E"

Nestled in the charming area of Bracken Lea, Chatham, this delightful detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,246 square feet, the property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next.

The property features two well-appointed bathrooms, catering to the needs of a busy household while providing convenience and privacy. The kitchen is functional and well-equipped, ready for culinary adventures and family gatherings.

Built in 1983, this home has been well-maintained and offers a wonderful opportunity for new owners to add their personal touch. Outside, you will find parking space for two vehicles, a valuable asset in today's busy world.

Bracken Lea is a sought-after location, known for its friendly community and proximity to local amenities, schools, and parks. This property is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest, this home presents an excellent opportunity in the heart of Chatham.

Entrance Hall

Double glazed entrance door, stair case to first floor.

Lounge

15'2" x 12'8" (4.63m x 3.87m)

Double glazed bay window to front. Radiator. Under stairs storage cupboard.

Dining Room

9'4" x 8'7" (2.87m x 2.62m)

Double glazed sliding patio door to rear garden, radiator.

Kitchen

14'8" x 8'4" red to 7'4" (4.48m x 2.56m red to 2.24m)

Double glazed door to side, 2 double glazed windows to rear. Modern fitted kitchen comprising base and eye level units with work surfaces over. Built in double electric oven. Fitted 5 ring gas hob with extractor fan over. Space for fridge/freezer. Integrated dish washer.

Lobby

W C

Suite comprising low level WC and vanity unit with inset sink unit. Frosted double glazed window to side. Chrome heated towel rail.

Integral Garage

17'9" x 8'0" (5.42m x 2.45m)

Electric roller door, space and plumbing for washing machine and tumble dryer. "Worcester" wall mounted boiler.

Landing

Access to loft space. Built in storage cupboard.

Bedroom 1

12'10" x 12'2" red to 10'6" (3.92m x 3.73m red to 3.22m)

Double glazed window to front, radiator. Built in double wardrobe.

En-suite shower room

Frosted double glazed window to side. Suite comprising shower cubicle with mains fed shower unit, low level WC and pedestal wash hand basin. Chrome heated towel rail.

Bedroom 2

12'2" x 8'2" (3.73m x 2.50m)

Double glazed window to front, radiator. Built in double wardrobe.

Bedroom 3

9'4" x 8'5" (2.85m x 2.59m)

Double glazed window to rear, radiator.

Bedroom 4

9'8" red to 8'5" x 8'2" (2.96m red to 2.58m x 2.49m)

Double glazed window to rear, radiator.

Bathroom

Frosted double glazed window to rear. White suite comprising panelled bath, low level WC and pedestal wash hand basin. Chrome heated towel rail.

Exterior

Rear Garden

Approx. 40' x 40' mainly laid to lawn with established borders. Side pedestrian access. Fenced to boundaries.

Frontage

Driveway providing off road parking for 1 car. Lawn area to side.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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.

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.

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

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.

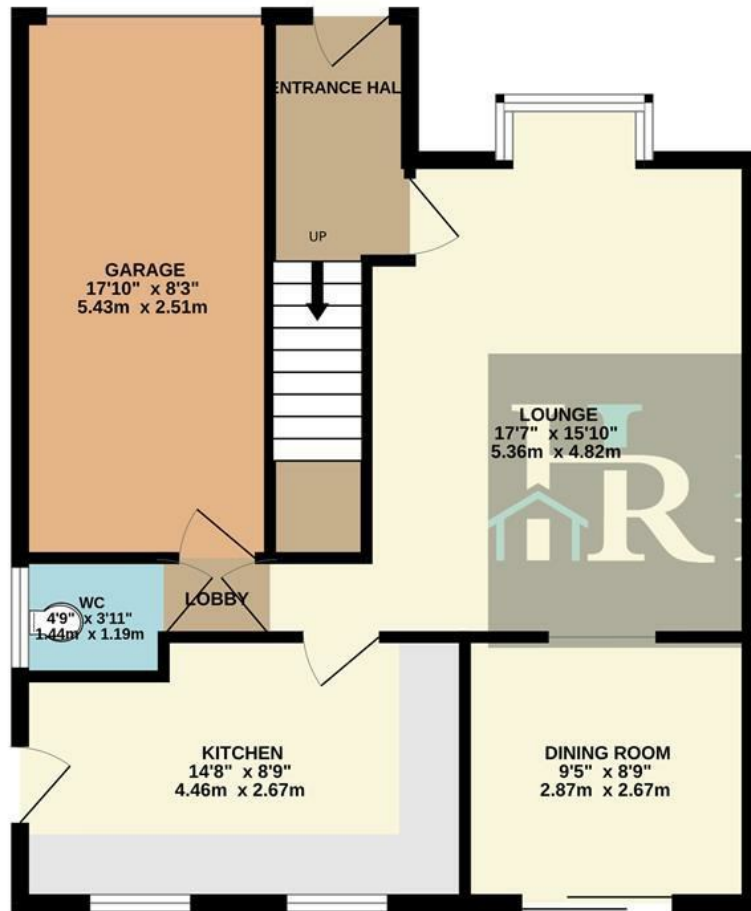


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		88	91
England & Wales EU Directive 2002/91/EC 			

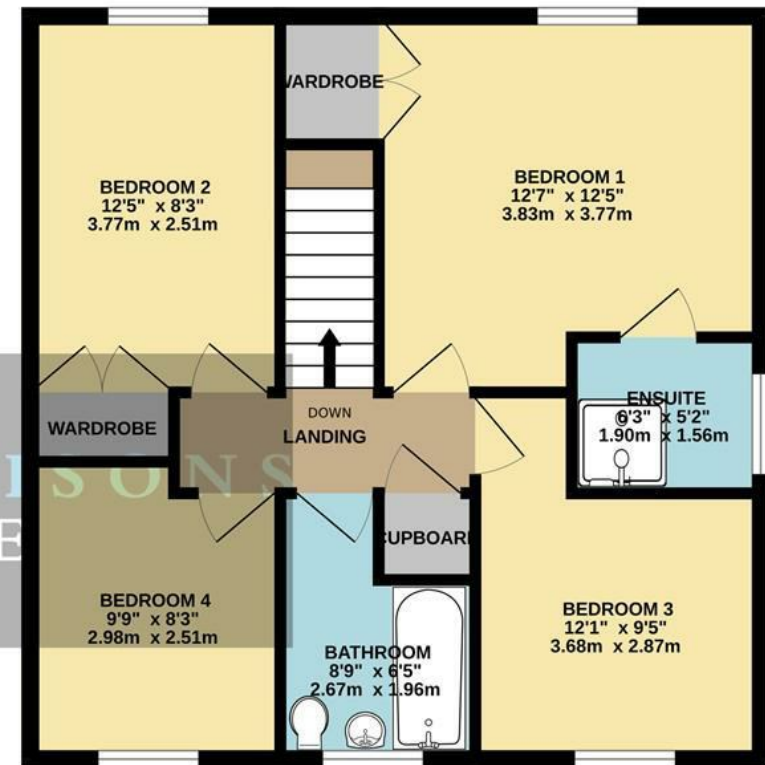
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			

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GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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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