

01634 379 799

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HR HARRISONS
REEVE

35 Beechwood Avenue

• Chatham

Price: Asking Price £375,000



35, Beechwood Avenue, , ME5 7HJ
Asking Price £375,000

- THREE BEDROOM TERRACE HOME
- DOUBLE GARAGE TO REAR
- PERIOD FEATURES
- DOWNSTAIRS WC
- FEATURE COAL FIRE PLACES
- SOUGHT AFTER LOCATION
- MINUTES FROM LOCAL SCHOOLS & AMENITIES
- GAS CENTRAL HEATING
- CTAX BAND: D
- EPC RATING: D

An impressive 3 bedroom terrace home in the popular Darland area boasting a separate dining room to the ground floor, a downstairs WC and a large double garage to the rear.

EPC Rating: D

Porch

5'7" x 2'3" (1.71m x 0.70m)

UPVc entrance door, hardwood door to :

Entrance Hall

7'10" x 14'6" (2.41m x 4.43m)

Stair case to first floor, understairs storage cupboard.

Lounge

14'0" x 12'10" (4.29m x 3.93m)

Double glazed bay window to front, radiator. Feature open fireplace with mantle and surround.

Dining Room

11'8" x 12'11" (3.58m x 3.96m)

Double glazed French doors to rear garden, radiator. Feature fireplace.

Kitchen

21'5" x 7'10" (6.53m x 2.41m)

Double glazed windows to rear and side. Modern fitted kitchen comprising base and eye level units with work surfaces over. Space for Range oven with extractor hood over. Space and plumbing for washing machine and dishwasher.

Downstairs WC

2'9" x 2'10" (0.86m x 0.87m)

Double glazed window to rear. White suite comprising WC and wash hand basin. Chrome heated towel rail.

Landing

8'2" x 12'7" (2.49m x 3.86m)

Access to loft space.

Bedroom 1

13'2" x 13'0" (4.02m x 3.97m)

Double glazed window to front, radiator,

Bedroom 2

11'10" x 13'0" (3.63m x 3.98m)

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

Bedroom 3

6'8" x 7'10" (2.04m x 2.41m)

Double glazed window to front, radiator.

Upstairs WC

2'8" x 5'2" (0.82m x 1.60m)

Double glazed window to rear. White high flush WC

Bathroom

4'10" x 7'6" (1.48m x 2.30m)

Double glazed window to rear. Roll top bath with mains fed shower unit over and wash hand basin.

Garden

Approx. 40' in depth mainly laid to lawn. Paved patio area. Walled to boundaries. Double glazed French doors to double garage.

Double Garage

Electric roller door, power and light,

Important Notice

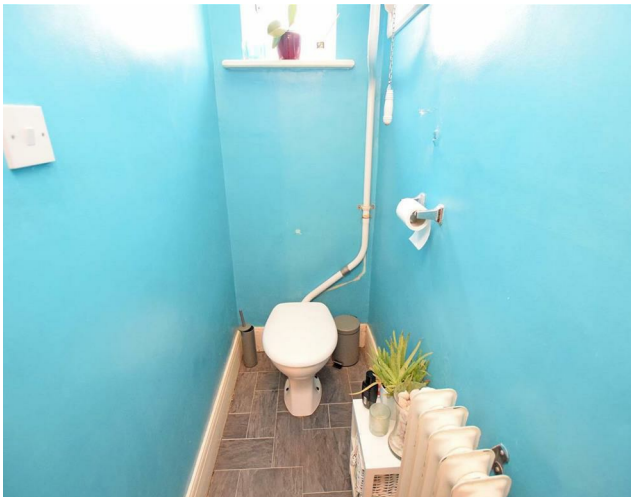
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NB

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	78	England & Wales	EU Directive 2002/91/EC	58

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1266 sq.ft. (117.6 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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