



36 Derby Road  
• Chatham  
Price: Offers In Excess Of £360,000



36, Derby Road, , ME5 7JD

Offers In Excess Of £360,000

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- CUL-DE-SAC LOCATION
- SEMI-DETACHED
- FOUR BEDROOMS
- CONSERVATORY
- KITCHEN/BREAKFAST BAR
- DRIVEWAY TO THE FRONT
- TWO RECEPTIONS
- QUIET LOCATION
- EPC RATING TBC

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We are pleased to be marketing this SEMI-DETACHED house in a QUIET cul-de-sac location priced at offers in excess of £360,000.

The accommodation comprises of porch, downstairs bedroom/study, lounge, kitchen, downstairs shower room, conservatory and the first floor has three bedrooms and a bathroom.

There is a driveway to the front

EPC Rating- TBC.  
Medway council tax band C

#### **PORCH**

2'11" x 5'2" (0.9 x 1.6)

#### **ENTRANCE HALL**

With stairs leading to the first floor

#### **BEDROOM 1**

8'6" x 12'9" (2.6 x 3.9)

Radiator and double glazed window to the front.

#### **LOUNGE**

13'9" x 15'8" (4.2 x 4.8)

With double glazed window to the front, two radiators and electric fire.

#### **KITCHEN/BREAKFAST BAR**

9'2" x 16'0" (2.8 x 4.9)

With base and eye level units, inset stainless steel sink, two double glazed windows to the rear. There is a cupboard housing new electric and gas meters (installed 19th May 2022). There is an air conditioning unit.

#### **RECEPTION ROOM**

7'6" x 17'4" (2.3 x 5.3)

With double glazed window to the rear and French doors to the side.

#### **DOWNSTAIRS SHOWER ROOM**

2'7" x 5'2" (0.8 x 1.6)

With walk in shower, WC and sink.

#### **FIRST FLOOR**

#### **LANDING**

5'10" x 8'10" (1.8 x 2.7)

With storage cupboard and loft access.

#### **BEDROOM 2**

9'6" x 12'9" (2.9 x 3.9)

With built in wardrobes, double glazed window to the front and radiator.,

#### **BEDROOM 3**

9'6" x 9'6" (2.9 x 2.9)

With double glazed window and radiator.

#### **BEDROOM 4**

6'6" x 9'6" (2.0 x 2.9)

With double glazed window and radiator.

#### **BATHROOM**

5'2" x 7'10" (1.6 x 2.4)

White suite with bath, sink, low level WC and two frosted double glazed windows and a heated towel rail.

#### **GARDENS**

FRONT - Block paving to the front.

REAR - With patio area, steps leading to a laid to lawn area, decking and a shed.

#### **IMPORTANT NOTICE**

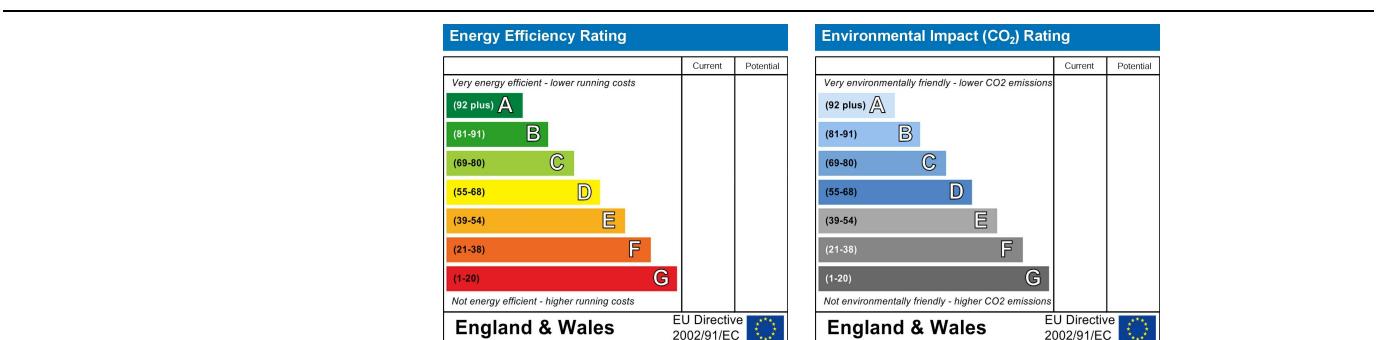
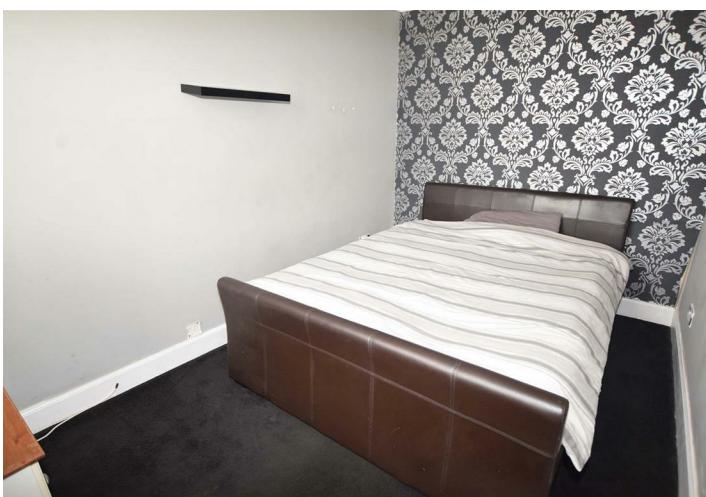
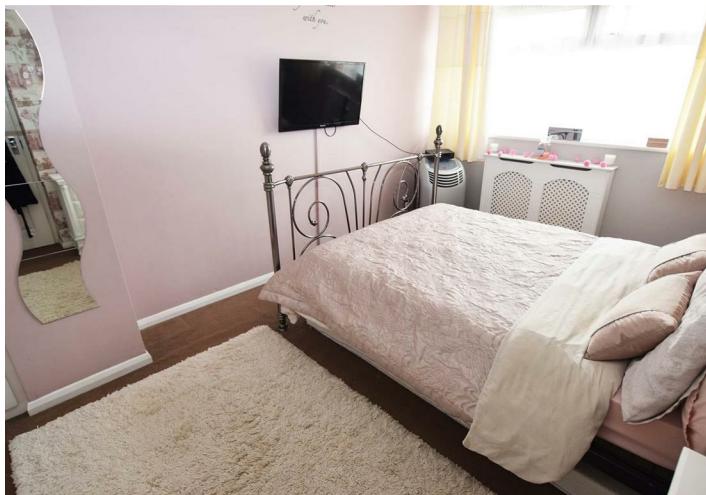
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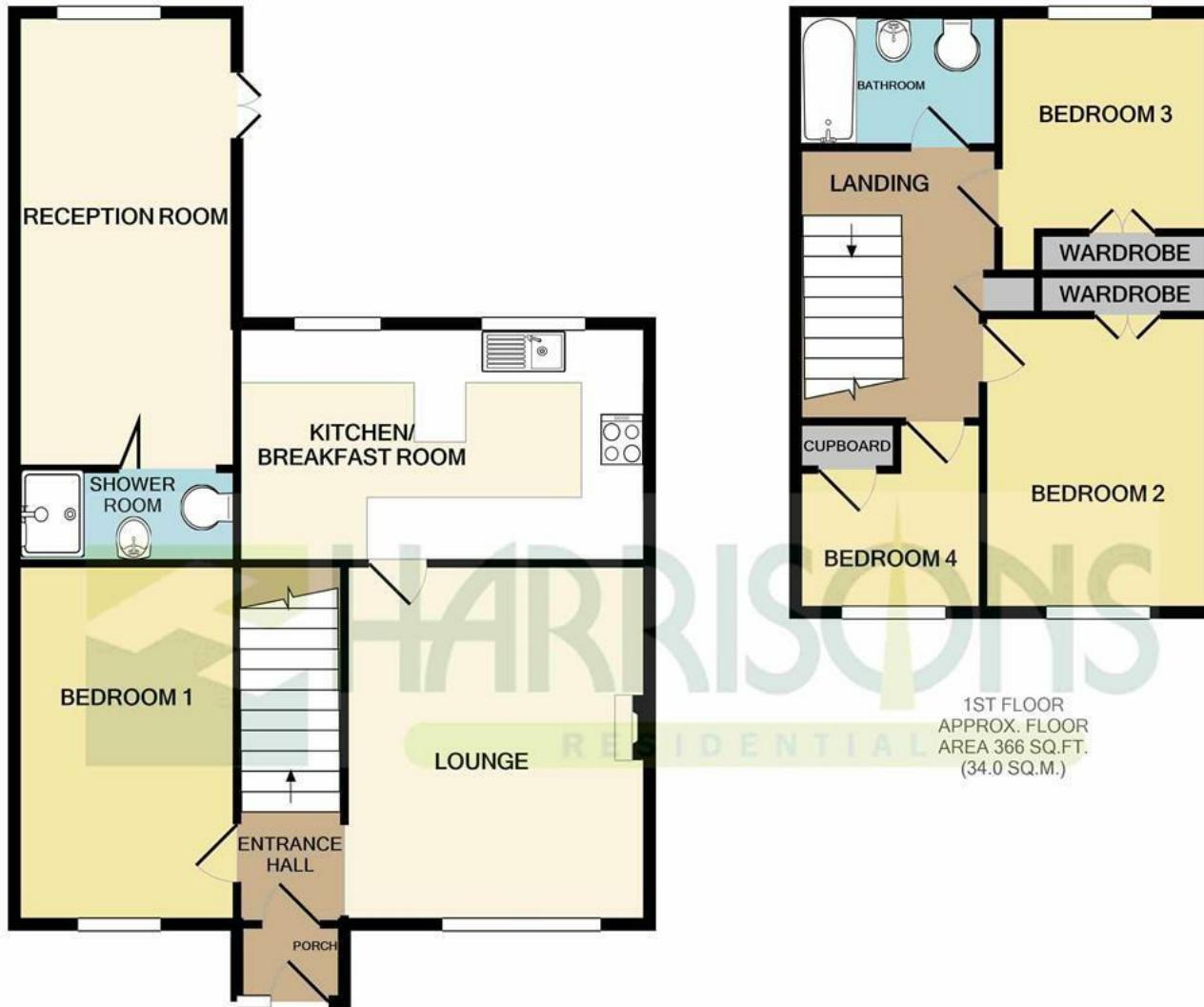
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#### **NB**

HARRISONS RESIDENTIAL 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 Hencchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



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GROUND FLOOR APPROX. FLOOR AREA 669 SQ.FT. (62.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1035 SQ.FT. (96.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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