

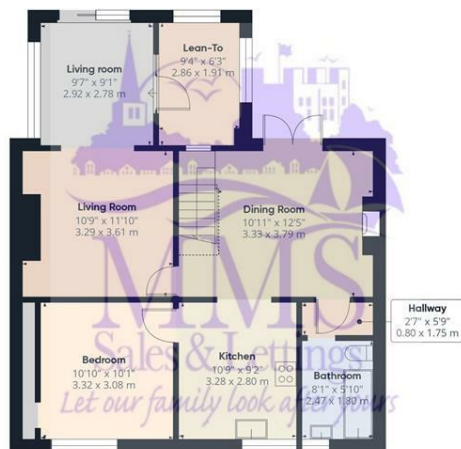


## 24 Upper Luton Road, Chatham, Kent, ME5 7BG

Nestled on Upper Luton Road in Chatham, this charming detached house offers a delightful blend of modern living and classic character, the property boasts 4/5 versatile bedrooms, providing ample space for families or those seeking extra room for guests or a home office. The ground floor features 3/4 well proportioned reception rooms, perfect for entertaining or relaxing with family. The modern kitchen is a highlight, designed to meet the needs of contemporary living while maintaining a warm and inviting atmosphere. One of the standout features of this home is the very large rear garden, an ideal space for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a wonderful opportunity for those with a green thumb or for families looking for a safe play area for children. Conveniently located within walking distance to the town centre and the train station, this property provides easy access to local amenities and excellent transport links, making it perfect for commuters. Built between 1930s to 1950s, this home retains a sense of history while offering the comforts of modern living. With its versatile layout and spacious surroundings, this property is a rare find in Chatham, appealing to a wide range of buyers. Don't miss the chance to make this house your new home. EPC rating F. Council Tax Band .

- 4/5 BEDROOMS
- 2/3 RECEPTION ROOMS
- WALKING DISTANCE TO TOWN CENTRE
- MODERN KITCHEN
- LARGE REAR GARDEN
- POTENTIAL FOR A DRIVEWAY SUBJECT TO PLANNING
- LARGE LIVING SPACE
- OUTBUILDINGS PLUS WC
- COUNCIL TAX BAND C

**£375,000**



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1288 ft<sup>2</sup>  
119.7 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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