



# 304 Magpie Hall Road

Chatham ME4 5XG

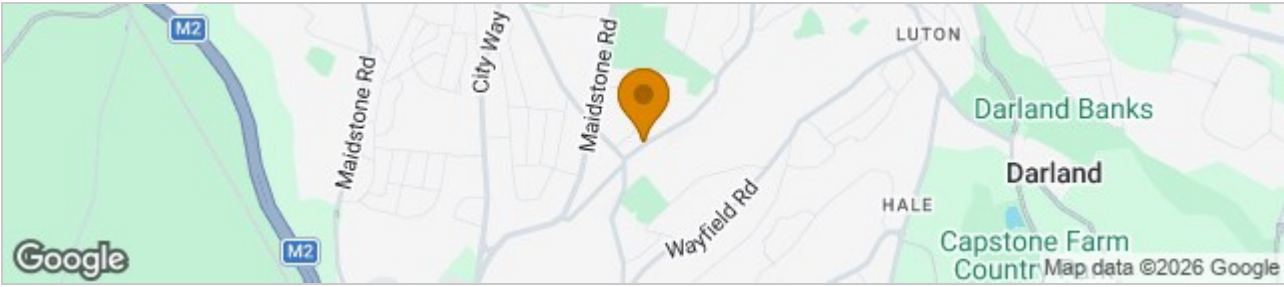
**Offers Around £450,000**



Nestled on the charming Magpie Hall Road in Chatham, this delightful three-bedroom semi-detached house, built in 1925, offers an abundance of curb appeal and character. Spanning an impressive 1,007 square feet, the property welcomes you with a quaint porch that leads into a spacious hallway. The formal lounge provides a perfect space for relaxation, while the open-plan kitchen/dining/sitting room create an inviting atmosphere, ideal for entertaining and family gatherings. Large windows overlook the lovely rear garden, allowing natural light to flood the living areas. The first floor comprises three well-proportioned bedrooms, with the master bedroom featuring fitted wardrobes, providing ample storage space. A family bathroom completes this level, ensuring convenience for all residents. Externally, the property boasts a beautifully maintained rear garden, perfect for outdoor activities or simply enjoying the fresh air. Side access leads to the front of the house, where a block-paved driveway accommodates two vehicles, adding to the practicality of this charming home. Situated in a sought-after location, the property overlooks the picturesque Coney Banks area, offering a serene environment while remaining close to local amenities. With a council tax band of D, this home presents an excellent opportunity for families or individuals seeking a comfortable and stylish living space in Chatham. Don't miss the chance to make this lovely house your new home.



## Area Map



## Floor Plans

**Ground Floor**

**Approximate total area<sup>(1)</sup>**  
1007 ft<sup>2</sup>  
93.5 m<sup>2</sup>

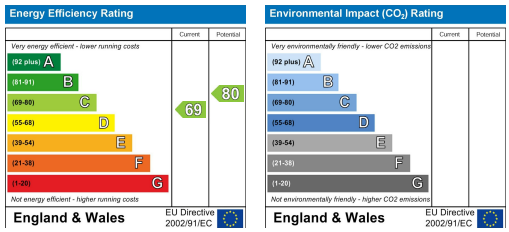
**Floor 1**

(1) Excluding balconies and terraces

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

**GIRAFFE360**

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.