



## 27 Toad Hall Crescent, Chattenden, ME3 8PS

Welcome to Toad Hall Crescent, a charming townhouse located in the semi-rural village of Chattenden, Rochester. This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space. With three bathrooms, there will be no more queuing in the morning rush.

As you step inside, you'll find a well-proportioned lounge, ideal for relaxing or entertaining guests. The converted garage offers additional space, with a front storage area and a rear versatile room currently set up as a gym - the perfect spot to stay active without leaving the comfort of your home.

The sleek and modern kitchen/diner is a highlight of this property, complete with a terrace overlooking the low-maintenance rear garden. Imagine enjoying your morning coffee in this serene setting.

Parking will never be an issue with a driveway to the front, along with a visitors' car park. The convenience of this location cannot be overstated, with amenities such as schools, shops, bus routes, and motorway links all within easy reach.

Don't miss the opportunity to make this townhouse your new home. With a council tax band D and an EPC rating of C, this property is not only inviting but also efficient. Book a viewing today and start picturing your life in this wonderful abode.

- THREE BEDROOMS
- THREE BATH/SHOWER ROOMS
- EPC RATED C
- COUNCIL TAX BAND D
- DRIVE WAY
- VISITORS CARPARK
- £100 PER YEAR SERVICE CHARGE
- VILLAGE LOCATION
- GARAGE CONVERSION

**£385,000**



Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>m</sup>**  
 1199.31 ft<sup>2</sup>  
 111.42 m<sup>2</sup>

**Balconies and terraces**  
 35.95 ft<sup>2</sup>  
 3.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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