



4 Burma Way

Chatham, ME5 0JJ

GREENLEAF PROPERTY SERVICES are delighted to introduce this spacious and well presented three bedroom semi-detached house to the market, in popular Walderslade Chatham. Available with NO ONWARD CHAIN, and boasting three good size bedrooms, an open-plan kitchen/diner, separate lounge, three good size bedrooms and an impressive patio and large south-facing garden, this lovely family home is ready to move into and enjoy. With lapsed planning permission for a double storey extension, and the additional bonus of a substantial brick-built outbuilding to the side of the property currently set out as a former WC, and two large storage areas with power and light, the potential is also there to perhaps further expand and create an office/gym subject to the new owners wishes.

The layout briefly consists of: Entrance porch into the hallway with stairs up to the first floor, access to lounge, kitchen/diner out to the lobby with outbuilding/WC and garden access, gate to front of house also; The upstairs landing gives access to three bedrooms and the family bathroom.

Located close to highly regarded local schools and all A2/M2/M20 road links, nearby Walderslade Village offers a comprehensive range of shops, takeaways and amenities, as well as a doctors surgery and post office. Woodland Walks are on your doorstep, whilst Rochester and Chatham stations with fast trains to London are a short drive away. Interest is sure to be strong in this three bedroom family home bursting with potential, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £315,000

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- SEMI-DETACHED HOUSE
- WELL PRESENTED AND RECENTLY REDECORATED THROUGHOUT
- GREAT SIZE GARDEN
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD
- NO ONWARD CHAIN AND READY FOR IMMEDIATE OCCUPATION
- LAPSED PLANNING PERMISSION FOR DOUBLE STOREY EXTENSION
- CLOSE TO SCHOOLS AND ALL A2/M2/M20 ROAD LINKS
- THREE BEDROOMS
- GREAT SIZE GARDEN / OUTBUILDINGS WITH POTENTIAL
- CLOSE TO LOCAL SHOPPING AND LEISURE AMENITIES

Entrance Porch

3'11" x 2'7" (1.2m x 0.8m)

With coconut-matt flooring and white walls, window to side, front door into main hallway.

Hallway

13'5" x 5'8" (4.1m x 1.75m)

Spacious hallway with laminate flooring, oak doors and white walls running throughout the ground floor, under-stairs cupboard, window to rear of house offering lots of natural light, access to kitchen/diner, separate lounge, and stairs up to first floor.

Lounge

13'5" x 9'10" (4.1m x 3.0m)

Cosy lounge with feature fireplace and surround, double patio doors out to patio and garden, large double-glazed window to front of house, potential to extend to front (and possibly rear also) as others have done in the location, subject to usual permissions and new owners wishes.

Kitchen Area

11'5" x 9'2" (3.5m x 2.8m)

Effectively a great size open-plan kitchen/diner- the kitchen area boasts wood-effect worktops and white metro-tile splashbacks, good range of off-white kitchen cupboards to wall and floor, space for appliances, feature lights, window to rear and door to side to lobby giving access to outbuildings, rear and front of property.

Dining Area

11'7" x 11'1" (3.55m x 3.4m)

Spacious dining area open-plan from kitchen, large window to front of house, feature light, plenty of space for table and chairs.

Landing

7'2" x 6'4" (2.2m x 1.95)

With wooden handrail, neutral carpet and

white walls, window to front of house, access to three bedrooms, bathroom and airing cupboard.

Bedroom One

13'5" x 9'10" (4.1m x 3.0m)

Good size double bedroom with neutral carpet and decor, window to front and rear of house, feature light.

Bedroom Two

11'7" x 9'6" (3.55m x 2.9m)

Double bedroom with neutral carpet and white walls, window to front.

Bedroom Three

11'11" x 6'8" (3.65m x 2.05m)

Smaller double bedroom with window to rear, neutral carpet and white walls.

Bathroom

8'0" x 6'4" (2.45m x 1.95m)

With white suite consisting of bath with shower attachment, basin and WC, window to side of property, white wall tiles with decorative border tiles, neutral floor tiles, feature light and radiator.

Lobby / Outbuilding

13'1" x 5'4" (4.0m x 1.65m)

Located to the side of the property with gates to rear garden and front of house, useful outbuilding currently split into three areas; WC (in need of TLC and untested), storage cupboard, and larger storage area with window to front, power and light, and potential for use as an office/gym perhaps, all subject to the new owners wishes.

Garden

A good size patio leads on to the spacious and long south facing rear garden, laid to lawn, hedge to one side, two sheds in need of TLC however plenty of space and potential for

a variety of outbuildings subject to the new owners wishes.

Off Road parking

Gated off road parking directly to the front of the property, with a few steps up to the pathway to the entrance porch.

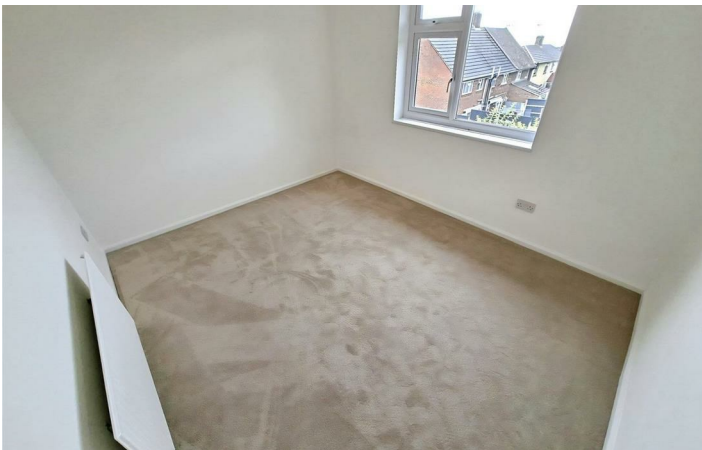
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Agents Note

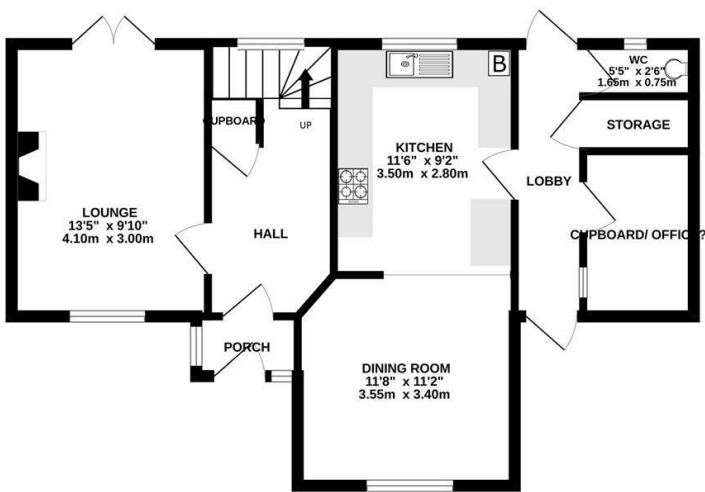
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Tel: 01634730672

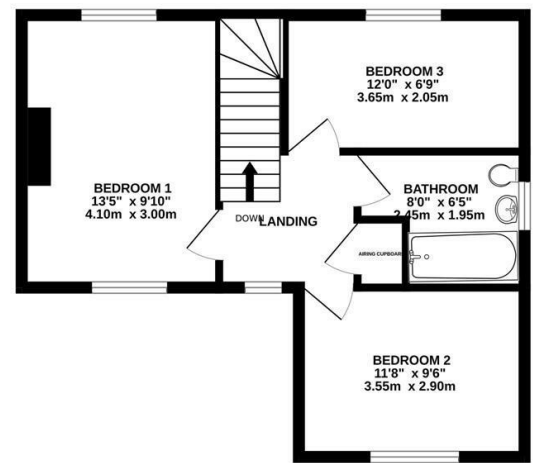




GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.

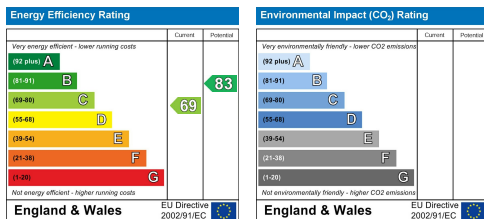


1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.2 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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