



12 Hill Chase

Chatham, ME5 9HE

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully proportioned semi-detached bungalow to the market, in a sought-after peaceful and quiet location in Walderslade, Chatham. Boasting two double bedrooms, a spacious bay-fronted lounge/diner, modern shower room, fitted kitchen and detached garage, this lovely home further benefits from beautifully established gardens to front and rear, and private off road parking for four or five cars. Whilst the property has been well cared for by the current owner for many years and is ready to move into and enjoy, the opportunity is also there to update and refresh, subject to the new owners wishes.

The layout briefly consists of: Front door to side of the property leads into the hallway, giving access to bedroom two, the lounge/diner, bathroom, bedroom one, and kitchen out to the patio and garden. The detached garage sits to the side and rear of the property with ample off road parking, and side gated access to the rear of the property.

Located a short drive or bus to the nearby Walderslade Village and its range of shops, amenities and services, all A2/M2/M20 road links are also a short distance away, as are highly regarded local schools. Nearby Chatham and Rochester towns offer a further extensive range of restaurants, shopping, and leisure amenities, whilst Walderslade Woods provides lovely walks for those looking for peace and quiet. Interest is sure to be strong in this perfectly formed semi-detached bungalow, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £315,000

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- SEMI-DETACHED BUNGALOW IN SOUGHT-AFTER LOCATION
- NO CHAIN!
- ESTABLISHED PRIVATE GARDEN WITH SPACIOUS PAVED PATIO
- EPC GRADE C / COUNCIL TAX BAND C / FREEHOLD
- TWO DOUBLE BEDROOMS
- WELL PRESENTED SHOWER ROOM
- SHORT DRIVE TO A2/M2/M20 ROAD LINKS AND ALL LOCAL AMENITIES
- GOOD SIZE LOUNGE/DINER WITH BAY WINDOW
- DETACHED GARAGE AND AMPLE OFF ROAD PARKING
- POTENTIAL TO UPDATE AND PUT YOUR OWN STAMP ON

Hallway and Inner Hallway

"L-shaped" hallway with neutral carpet and decor giving access to bedroom two, lounge/diner, bathroom, bedroom one and kitchen out to garden.

Bedroom Two

10'5" x 8'6" (3.2m x 2.6m)

Double bedroom with neutral carpet and decor, window to front with fitted blinds and curtains.

Lounge/Diner

17'10" x 11'3" to 10'4" (5.45m x 3.45m to 3.15m)

Spacious room with plenty of space for sofas and table and chairs, with glass divide to side of door for extra natural light, bay window to front with fitted blinds and curtains, feature electric fireplace and surround, neutral carpet and decor.

Bathroom

6'0" x 5'6" (1.85m x 1.7m)

Light and bright shower room with neutral wall and floor tiles, white suite consisting of shower, WC and basin, window to side with fitted blinds.

Bedroom One

13'7" x 10'4" (4.15m x 3.15m)

Good size double bedroom with

fitted mirror wardrobes to one wall, neutral carpet and decor, window to rear with fitted blinds and curtains.

Kitchen

9'10" x 9'6" (3.0m x 2.9m)

With good range of white wall and base units with contrasting grey vinyl worktops, white splashback tiles with decorative border feature, grey tile-effect vinyl flooring, separate gas hob/electric oven, washing machine and integrated fridge and freezer, boiler also located here. Door and window out to patio and garden from here.

Gardens

A spacious paved patio with plenty of room for garden furniture and BBQ leads onto a beautifully established peaceful and private lawn garden, with a lovely range of plants, shrubs and flowers, good size storage shed, gated side access out to garage and off road parking from here.

Garage and Off Road Parking

16'2" x 9'0" (4.95m x 2.75m)

With up and over door, power and light, brick-built detached single garage in good condition, with ample off road parking on private driveway for 4/5 cars.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

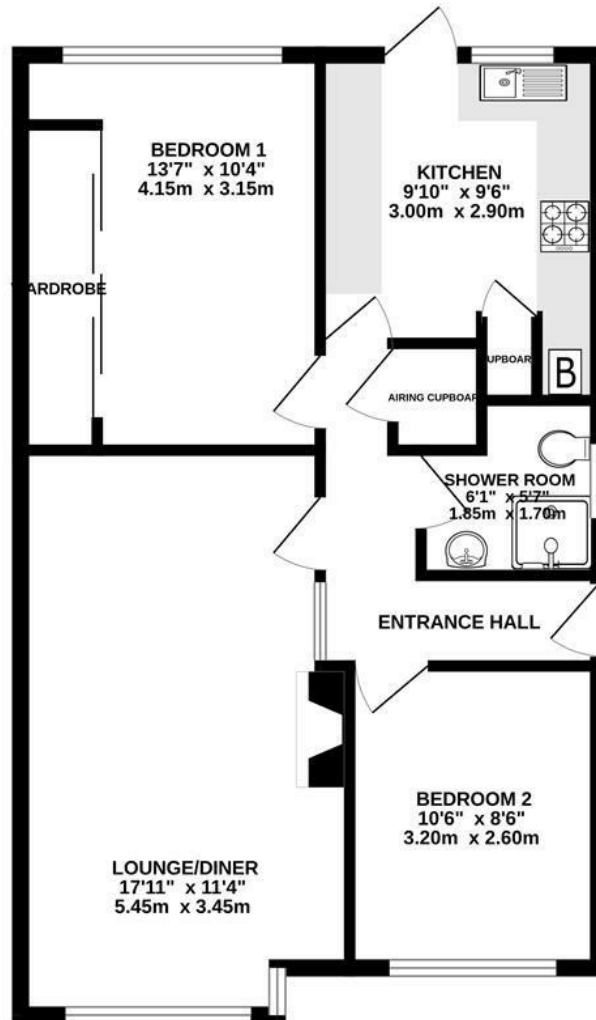
Agents Note

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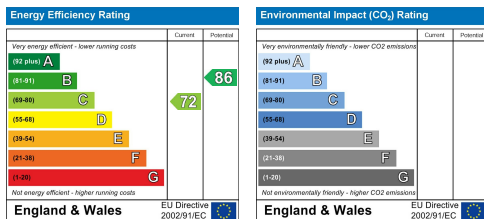


GROUND FLOOR
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.8 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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