Greenleaf
Sales • Lettings • Mortgages

27 Wyndham Road

Chatham, ME4 6QS

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented three separate bedroom bedroom mid-terrace house to the market which would Ideally suit a first time buyer looking to get their foot on the housing ladder, or indeed a great addition to any investment portfolio.

The layout briefly consists of: Entrance hall, lounge and separate dining room, modern fitted kitchen/breakfast room and handy lean to. To the first floor there are three good size bedrooms and the family bathroom W/C. Benefits include an enclosed rear garden, double glazing and gas central heating.

Conveniently located close to the town, bus stops and all shopping and leisure facilities, the station with fast trains to London, A2/M2/M20 road links, and well regarded schools for all age groups are all close by, whilst the Medway Hospital and the historic Rochester High Street are just a short drive away. We recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade Awaited. Council Tax Band C.

Offers In The Region Of £310,000

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- POPULAR RESIDENTIAL LOCATION
- TWO RECEPTION ROOMS
- CONVENIENT LOCATION FOR STATION & SCHOOLS
- COUNCIL TAX BAND C
- THREE SEPARATE BEDROOMS
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- IDEAL FIRST PURCHASE
- FIRST FLOOR BATHROOM W/C
- ENCLOSED REAR GARDEN
- EPC GRADE C

Entrance Hall
12'0" x 2'10" (3.68 x 0.87)

Lounge
14'7" x 11'3" (4.45 x 3.44)

Dining Room
12'1" x 12'0" (3.69 x 3.67)

Kitchen/Breakfast Room
17'1" x 9'6" (5.22 x 2.90)

First Floor Landing
Entrance to Loft.

Bedroom
13'6" x 12'0" (4.14 x 3.67)

Bedroom
11'10" x 9'5" (3.61 x 2.89)

Bedroom
10'6" x 9'6" (3.22 x 2.90)

Bathroom W/C
6'10" x 5'7" (2.1 x 1.72)

Rear Garden
Enclosed with brick built shed.

Agents Note
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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.

Directions

Tel: 01634730672

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GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.3 sq.m.) approx.

TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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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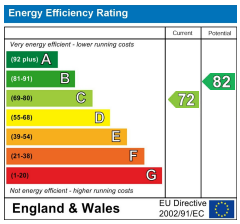

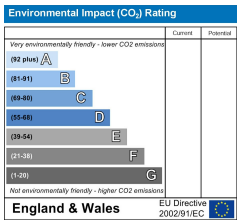

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