



## 144 Crestway

Chatham, ME5 0BH

Available with NO ONWARD CHAIN, Greenleaf Property Services are delighted to offer for sale this two bedroom semi-detached house, situated in the popular residential Downsview area of Chatham.

This well presented property has been well cared for by the current owners in recent years and in our opinion would make an ideal first purchase or investment opportunity. The accommodation comprises of a spacious open-plan lounge/dining room, fitted kitchen, upstairs family bathroom W/C, and two good size bedrooms. The property also benefits from a good sized rear garden, garage to side, double glazing and gas central heating.

The property is conveniently located close to local amenities and schools, whilst the Medway Hospital, and Chatham and Gillingham stations with fast trains to London are a short drive away. The nearby high street offers a vast selection of shops and restaurants, and all A2/M2/M20 road links are conveniently close by. We recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade Awaited. Council tax band B

**Offers In The Region Of £260,000**

# 144 Crestway

## Chatham, ME5 0BH



- NO CHAIN!
- LOUNGE/DINING ROOM
- DOUBLE GLAZING
- COUNCIL TAX BAND B / FREEHOLD
- SEMI DETACHED
- FITTED KITCHEN
- GAS CENTRAL HEATING
- GARAGE & POTENTIAL FOR OFF ROAD PARKING
- FIRST FLOOR BATHROOM W/C
- EPC AWAITED

### Entrance Hall

Door to front and stairs to first floor.

### Lounge/Dining Room

23'3" x 11'5" (narrowing to 7'7") (7.1 x 3.5 (narrowing to 2.33))

Double glazed window to Front, built in under stairs cupboard, two radiators, wall mounted fireplace and double glazed French to rear.

### Kitchen Area

8'6" x 6'11" (2.61 x 2.11)

Double glazed window to rear, range of matching wall and base units with sink and drainer unit, built in oven and hob with extractor fan over.

### First Floor Landing

Double glazed window to side and entrance to loft.

### Bedroom

13'5" x 11'5" (4.1 x 3.5)

Double glazed window to front, built in cupboard, carpet and radiator.

### Bedroom

8'7" x 8'0" (2.63 x 2.45)

Double glazed window to rear, carpet, radiator and built in cupboard.

### Bathroom W/C

6'2" x 5'6" (1.89 x 1.7)

Double glazed window to rear, matching suit comprising of panelled bath with shower over, close coupled W/C, wash basin and heated towel rail.

### Rear Garden

Mainly laid to lawn with decked patio area and entrance to garage.

### Garage

To side with electric roller door and power and light.

### 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

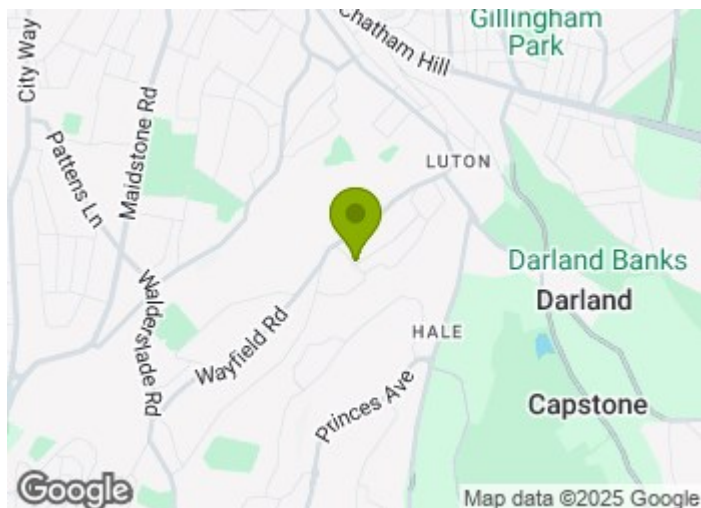
services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please 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.

### Agents Note

We understand that the council has been approached for consideration of a drop curb for off road parking which has been agreed in principle.



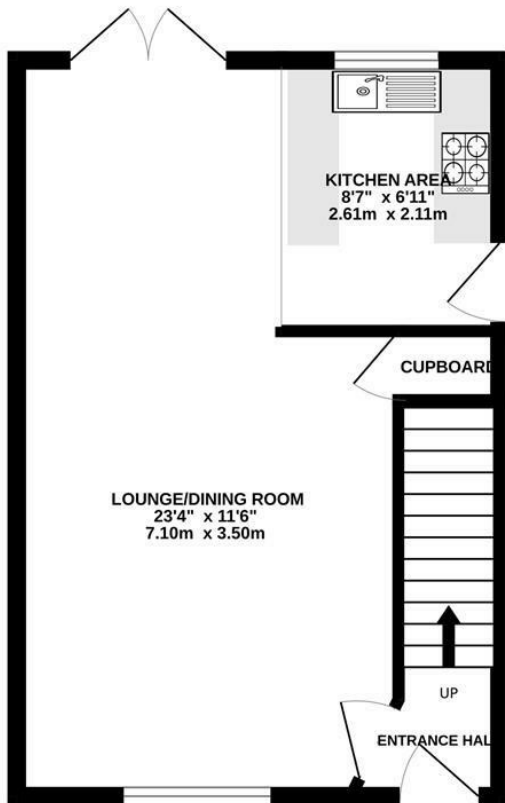
### Directions

Tel: 01634730672

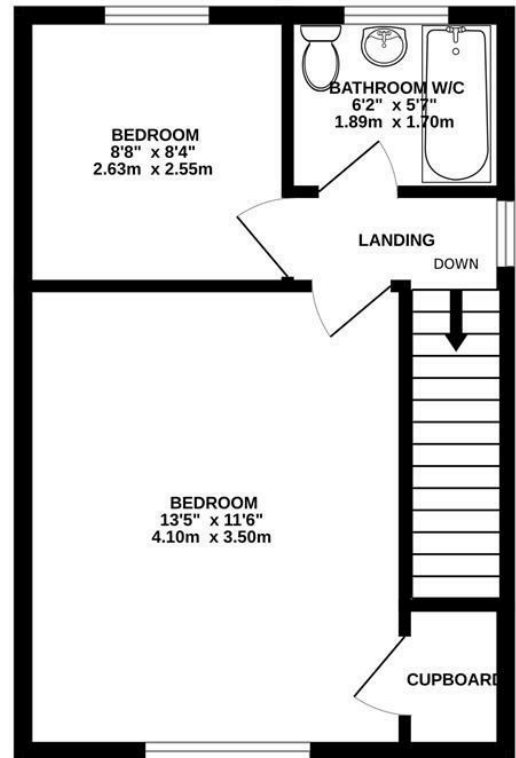




GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.