Greenleaf
Sales • Lettings • Mortgages

14 Roosevelt Avenue

Chatham, ME5 0ER

GREENLEAF PROPERTY SERVICES are delighted to introduce this recently refurbished semi-detached house to the market, in sought-after Walderslade, Chatham, available with NO ONWARD CHAIN! Boasting three good size bedrooms, a downstairs WC, refurbished kitchen and bathroom, and a lovely kitchen/diner with separate bay-fronted lounge, this beautifully presented family home is simply ready to move into and enjoy. Further benefits include gated off road parking and side access to rear, a good size garden and three separate storage rooms underneath the house with potential for a variety of uses. There is also a spacious boarded loft with potential to create further accommodation subject to usual permissions and the new owners wishes, as others have done in the road.

The layout briefly consists of: Spacious and bright hallway giving access to the lounge, WC, and kitchen/diner with door out to garden; The first floor landing gives access to three good size bedrooms and the family bathroom; To the rear there are three useful basement-storage rooms under the house, with potential.

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 spacious modern three bedroom family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Price Guide £350,000

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- SEMI-DETACHED HOUSE IN POPULAR RESIDENTIAL LOCATION
- RECENT NEW BOILER AND DOWNSTAIRS WC
- STYLISH OPEN-PLAN KITCHEN/DINER AND SEPARATE LOUNGE
- EPC GRADE D / COUNCIL TAX BAND C / FREEHOLD
- THREE GOOD SIZE BEDROOMS
- STYLISH MODERN PRESENTATION
- CLOSE TO SCHOOLS, ALL AMENITIES AND A2/M2/M20 ROAD LINKS
- NO CHAIN, RECENTLY REFURBISHED THROUGHOUT AND READY TO MOVE INTO
- GOOD SIZE GARDEN AND GATED OFF-ROAD PARKING
- SHORT DRIVE TO STATION WITH FAST TRAINS TO LONDON

Hallway

With porcelain floor tiles and white walls, spacious and light hallway with window to side and feature light gives access to the lounge, WC, kitchen/diner, and stairs up to the first floor with new carpets. There are two under-stairs cupboards for storage and meters.

Lounge

Spacious lounge with bay-window and fitted blinds to front of house providing lots of natural light, laminate grey flooring and white walls with feature acoustic-panel wall, coving, new radiator and door.

WC

Recently installed WC with white WC and hand-basin/vanity, feature black vertical radiator, white walls with feature grey tiled flooring.

Kitchen/Diner

Great size open-plan kitchen diner, with two windows to rear and far-reaching views, door to side out to garden; With large porcelain floor tiles, good range of grey wall and floor cupboards with white walls and feature wall, neutral marble-effect worktops, gas hob and oven, a good-size breakfast bar divides the room with plenty of space for breakfast stalls and a large table and chairs, space for fridge-freezer and washing machine.

Landing

Spacious landing with grey carpet and white walls, window to side, access to three good size bedrooms, family bathroom, and loft which is boarded and of a good size, and offers potential to convert to further accommodation, subject to usual permissions and new owners wishes.

Bedroom One

Good size double bedroom with large wardrobe possibly to stay, window to front with fitted blinds, grey carpet and white walls.

Bedroom Two

Double bedroom with window/fitted blinds to rear, white walls and grey carpet, wardrobe possibly to stay.

Bedroom Three

A good size single bedroom with white walls and grey carpet, window to front of house, built-in cupboard.

Bathroom

Lovely modern bathroom with striking feature wall and floor tiles, white suite consisting of bath with shower over, basin and WC built into vanity unit, feature vertical black radiator, and downlighters.

Garden

Hard-standing and gate to side leads to the spacious patio with raised flower beds, good size private and established lawn garden with central pathway, pleasant far-reaching views to rear.

Storage Rooms

Located underneath the house and access from the rear of the property, three useful storage rooms with potential for a variety of uses, subject to the new owners wishes.

Off Road Parking

Gated off road parking currently for one car, however, there is also a front garden with potential to create further parking if the new owners so wish. There is a fence and gate leading to the rear of the house also.

Agents Note 1

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 2

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.

Tel: 01634730672

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LOWER GROUND FLOOR
91 sq.ft. (8.4 sq.m.) approx.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.

TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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