



2 Primrose Close

Chatham, ME4 6HZ

GREENLEAF PROPERTY SERVICES are delighted to introduce this immaculately presented detached bungalow to the market, in a highly sought-after location on the Chatham/Rochester borders. Enviably tucked away in this peaceful and private close within walking distance of all local amenities, this spacious four bedroom family home boasts a wealth of fantastic features, including an en suite to the spacious master bedroom, an impressive shower room, modern kitchen/breakfast room out to the conservatory/garden room, useful WC/cloakroom, and a great size lounge open-plan to the dining room. Further benefits include a double garage with off-road parking, and beautifully established gardens to the front and rear of this impressive property. With tasteful neutral decor throughout, and the opportunity to simply move in and enjoy this much loved and well cared for bungalow, we recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly consists of: Entrance hall giving access to the spacious lounge open-plan to the dining area, kitchen/breakfast room out to the conservatory, WC/cloakroom, and inner hallway. From here there is access to the modern shower room, four bedrooms consisting of three doubles and one single, with an en suite shower room to the master bedroom. The property benefits from plenty of built-in storage, including two large storage cupboards to the hallway housing the boiler and water tank, and there is loft access from the inner hallway also.

Located close to the stations with fast trains to London, A2/M2/M20 road links and highly regarded schools for all age groups, the nearby historic Rochester High Street offers a selection of cafes, restaurants, bars and boutiques, along with the famous cathedral and Norman castle. Nearby Chatham and Maidstone offer a further wealth of shopping and leisure amenities, whilst Blue Water Shopping Centre is a 20 minute drive away.

Price Guide £600,000

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- DETACHED BUNGALOW IN SOUGHT-AFTER PRIVATE CLOSE
- MASTER BEDROOM WITH EN-SUITE AND BUILT-IN WARDROBES
- WELL PRESENTED THROUGHOUT AND READY TO MOVE INTO
- EPC GRADE D / COUNCIL TAX BAND F / FREEHOLD
- FOUR GOOD SIZE BEDROOMS
- DOUBLE GARAGE AND OFF ROAD PARKING
- WALK TO LOCAL SHOPS AND AMENITIES AND NEARBY BUS STOPS
- CONSERVATORY
- GOOD SIZE GARDENS TO FRONT AND REAR
- CLOSE TO SCHOOLS / A2/M2/M20 ROAD LINKS / STATIONS WITH FAST TRAINS TO LONDON

Hallway

9'4" x 5'1" (2.85m x 1.55m)

From the storm porch, front door into the good size hallway, with neutral carpet and decor, double doors lead into lounge through to dining room, further doors into kitchen and conservatory, WC, and inner hallway to bedrooms and bathrooms.

WC/Cloakroom

5'8" x 3'3" (1.75m x 1.0m)

With white suite consisting of WC and basin/vanity unit, tiled flooring with neutral decor and splashback tiles.

Lounge area

18'8" x 11'3" (5.7m x 3.45m)

Great size lounge with two windows/fitted blinds to front of property offering lots of natural light, neutrally decorated with feature wall and electric fireplace and surround, coving, two ceiling lights, and large open archway to dining area.

Dining Area

10'9" x 9'0" (3.3m x 2.75m)

Spacious area with plenty of room for family dining table and chairs, neutral decor continues, sliding patio doors out to covered veranda area.

Kitchen/Breakfast Room

13'3" x 9'6" (4.05m x 2.9m)

With good range of neutral modern gloss cupboards to wall and floor, with wood-effect vinyl worktops, neutral wall and floor tiles, electric hob with integrated oven, space for washing machine and fridge/freezer, door and window out to conservatory.

Conservatory

13'7" x 5'4" (4.15m x 1.65m)

Attractive conservatory/garden room with doors either side, laminate flooring, covered veranda to side.

Inner Hallway to Bedrooms

12'9" x 9'6" (3.9m x 2.9m)

Spacious inner hallway giving access to four good size bedrooms, shower room and en suite,

two storage cupboards (one housing boiler), and loft access.

Master Bedroom

13'5" x 11'11" (4.1m x 3.65m)

Good size double bedroom with neutral carpet and decor, built-in wardrobes, window to rear/fitted blinds, access into en suite.

En Suite

7'8" x 2'9" (2.35m x 0.85m)

With white suite consisting of shower, WC and basin, window/blinds to side, tiled flooring with contrasting neutral grey wall tiles.

Bedroom Two

12'9" x 11'9" (3.9m x 3.6m)

Good size double bedroom with neutral carpet and decor, window to front of property with fitted blinds and curtains.

Bedroom Three

12'9" x 8'8" (3.9m x 2.65m)

Double bedroom with built-in wardrobes and neutral carpet and decor, window/fitted blinds and curtains to front and side of property.

Bedroom Four

9'0" x 6'8" (2.75m x 2.05m)

Single bedroom with built-in wardrobe, window to rear, neutral carpet and decor.

Family bathroom

7'8" x 5'4" (2.35m x 1.65m)

Spacious room with white suite consisting of good size walk-in shower, basin/vanity, WC, contrasting grey wall and floor tiles, and vertical chrome radiator.

Gardens

To the front there are two good size lawn areas with mature shrubs and plants, separated by a pathway leading to the storm porch/entrance. There is also side access to the rear of the property. To the rear, there is a paved patio area, a good size but easily manageable established lawn garden with various flowers, plants and shrubs, all fully fenced and with side access to the front of the property.

Double Garage

17'6" x 16'10" (5.35m x 5.15m)

Spacious double garage with two separate doors (one electric, the other via key), power and light, potential for further storage in roof space.

Off Road Parking

Comfortable off road parking for two cars in front of garage, potential to create more by utilizing one of the garden areas to the front of the property.

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

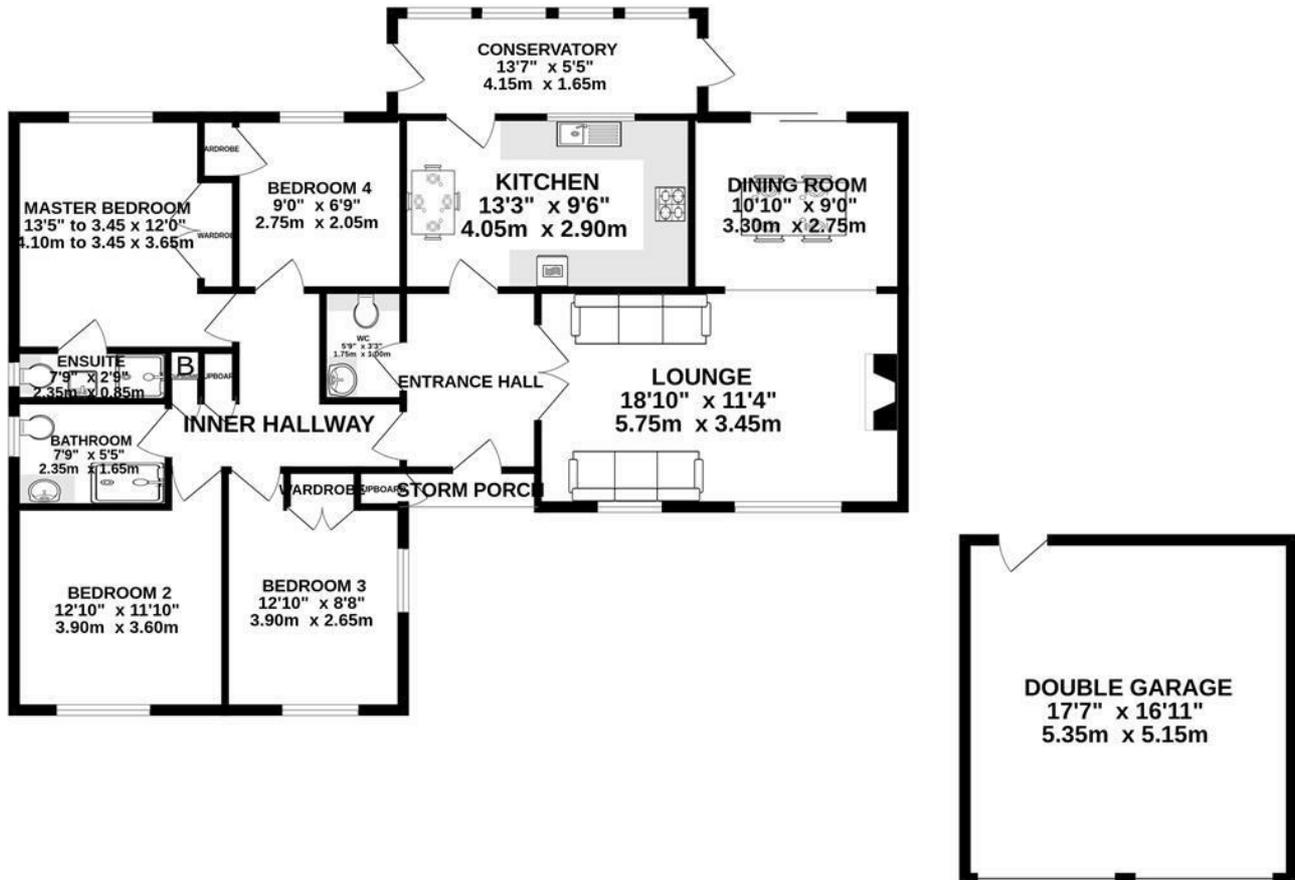
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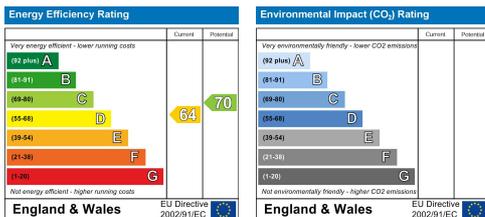


GROUND FLOOR
1514 sq.ft. (140.7 sq.m.) approx.



TOTAL FLOOR AREA; 1514 sq.ft. (140.7 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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