



Watling Avenue, Chatham, ME5 7HA  
Price guide £300,000 Freehold

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PRICE RANGE £300,000 - £340,000

VERY WELL PRESENTED 1930's HOME

The Homes Group are delighted to present to the market this Very Well Presented Three Bedroom Family Home. Set on the popular Darland area, close to Gillingham, Chatham, and the A2 this house would make the perfect family home.

Benefits include: Three bedrooms, 15'3 lounge with bay window, 12'5 dining room with log burner and french doors to the garden, modern fitted kitchen with built-in (induction hob and electric oven), master bedroom with built in wardrobe, family bathroom with modern white suite, period features, double glazing, central heating, south facing rear garden with brick built store, and front garden.

The layout of the rooms as below:

### Hallway

### Lounge

15'3 into bay x 11'10 (4.65m into bay x 3.61m)

### Dining room

12'5 x 10'1 (3.78m x 3.07m)

### Kitchen

9'3 x 6'8 (2.82m x 2.03m)

### Landing

### Bedroom one

12'4 x 11'10 (3.76m x 3.61m)

### Bedroom two

15'3 into bay x 10'0 (4.65m into bay x 3.05m)

### Bedroom three

9'4 x 6'10 (2.84m x 2.08m)

### Bathroom

7'2 x 5'0 (2.18m x 1.52m)

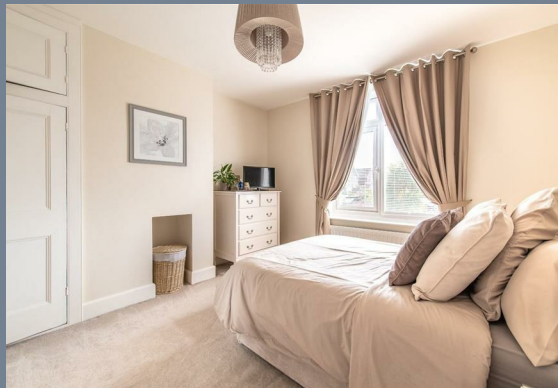
### Store

7'6 x 3'0 (2.29m x 0.91m)

### Rear Garden

**Tenure: FREEHOLD**

**Council tax: Band C**









## Ground Floor

Approx. 43.3 sq. metres (465.6 sq. feet)

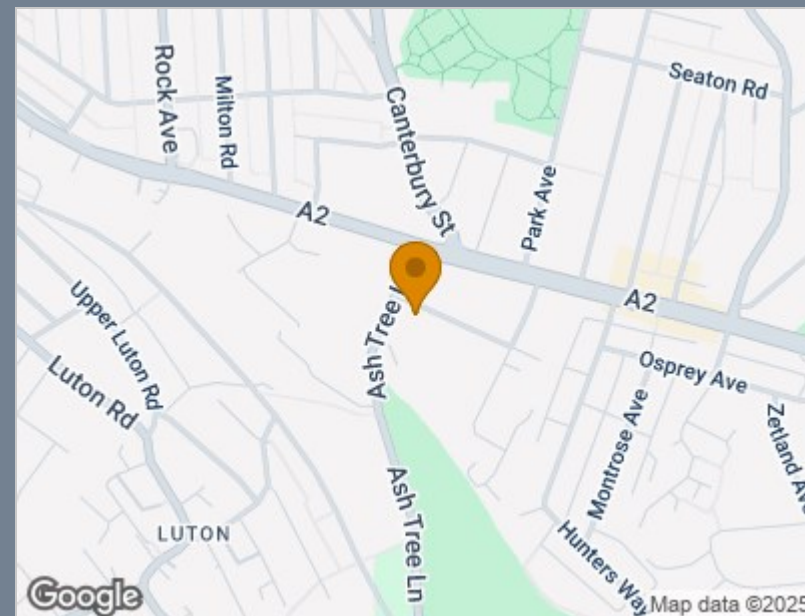


## First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



Total area: approx. 84.4 sq. metres (908.0 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>56</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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