



Elliotts Way, Chatham

£360,000

3 bedroom semi-detached house for sale | Freehold **SSTC**

This home is situated in Horsted Park in Chatham. Its in an amazing part of the Horsted Park development, located with fields to the rear, this really should be top of your viewing list. On the ground floor you have a spacious hallway with access to the first floor, lounge/diner and kitchen area and also has the access to the downstairs W/C, which is fantastic for anyone who has a family or in need of a downstairs loo. The kitchen is situated to the front which is open plan to the dining area while the lounge spans the width of the home with doors and window to the rear over looking the private rear garden. On the first floor you have three double bedrooms, one of which is the main bedroom with a spacious en-suite. This room really is the main bedroom with its light aspect due to the two large windows. Additional benefits are the off street parking which is allocated for two cars.

This development has a playground for the kids and also falls into a great school catchment area making it perfect for the whole family. Also the location is perfect for commuters being just minutes away from the M2 and the M20 and fast train links including HS1 meaning London is just forty minutes away.

Hall

WC

Kitchen

w: 2.44m x l: 3.35m (w: 8' x l: 11')

Lounge/Dining Room

w: 5.49m x l: 3.96m (w: 18' x l: 13')

FIRST FLOOR:

Bedroom 3

w: 2.13m x l: 3.35m (w: 7' x l: 11')

Bedroom 2

w: 3.05m x l: 3.35m (w: 10' x l: 11')

Bathroom

w: 2.44m x l: 1.83m (w: 8' x l: 6')

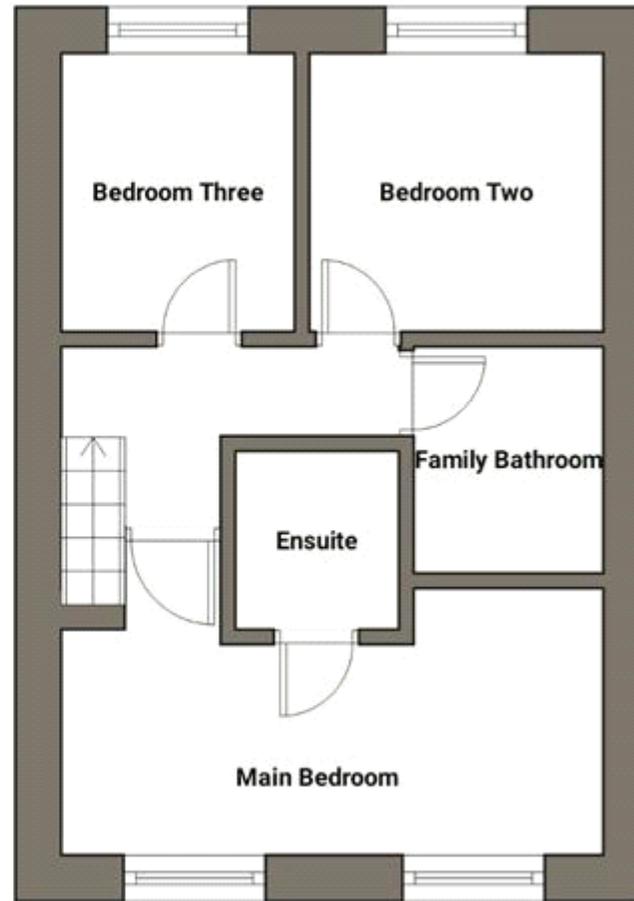
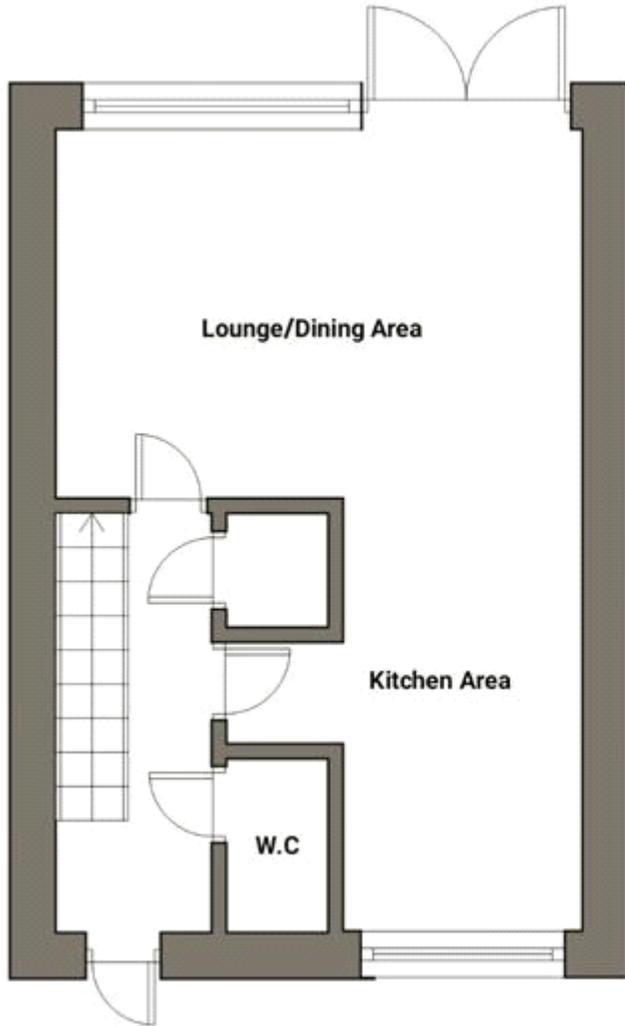
Main Bedroom

w: 5.49m x l: 3.35m (w: 18' x l: 11')

En-suite



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.