

25 Beaconsfield Road, Chatham, Kent. ME4 5SW

- spacious
- three bedroom
- period terraced house
- lounge
- dining room
- modern fitted kitchen
- modern shower room
- Chatham train station under a mile away
- epc rating D
- Council tax band b



PROPERTY DESCRIPTION

We are pleased to offer this spacious three bedroom terrace property which has been lovingly looked after and beautifully presented by the current owners. This family home boasts open plan lounge and dining room and offers many features, The modern kitchen is neutral with direct access to the garden, Upstairs there are three bedrooms two of which sizable doubles, the third bedroom leads to a wonder full modern shower room. The property is situated in a central location with Chatham train station under a mile away which provides direct and regular services to London Victoria and St Pancras. Chatham town centre is just beyond the station which has everything you would expect from a town, including shops, cafes and a bus station.



ROOM DESCRIPTIONS

Ground Floor

Lounge

12'7 x 9'5 (3.84 x 2.88m)

Dining room

12'2 x 12'2 (3.71 x 3.70m)

kitchen

14'7 x 7'9 (4.44 x 2.35m)

First floor

bedroom 1

12'2 x 10'9 (3.70 x 3.28m)

Bedroom 2

12'2 x 7'6 (3.71 x 2.28m)

Bedroom 3 study

8'6 x 7'9 (2.59 x 2.35m)

shower room

Rear Garden



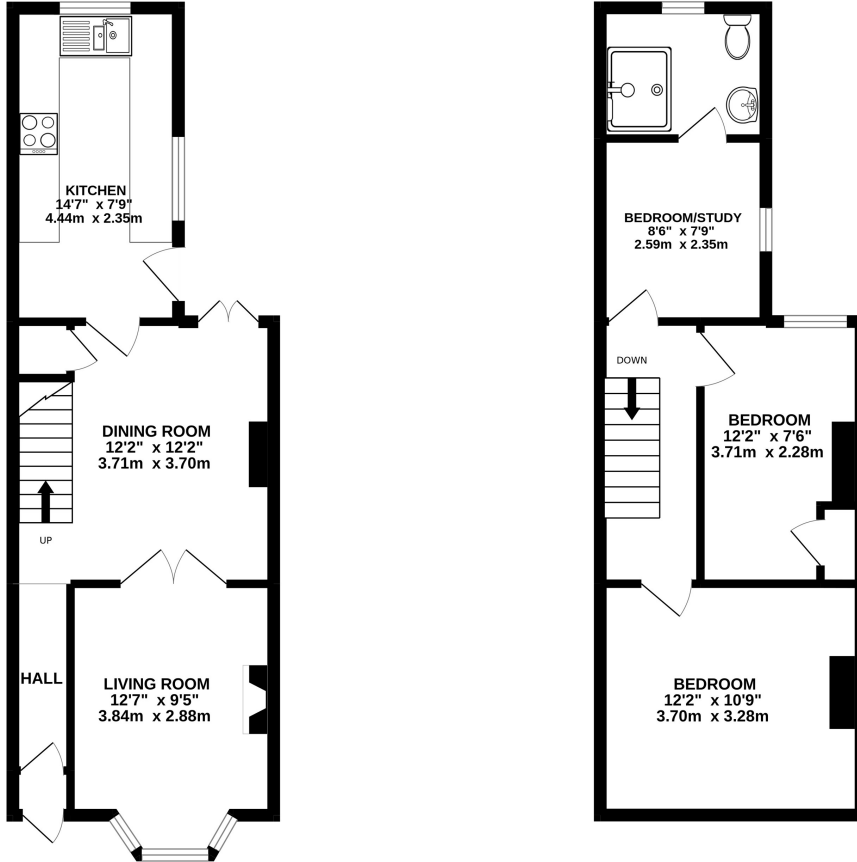
FLOORPLAN & EPC

Alexander
Charles & Browne

Your local property experts

GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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