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www.harrisonsresidential.com



9 Chada Avenue

• Gillingham

Price: Offers In Excess Of £300,000



9, Chada Avenue, , ME7 4BN

Offers In Excess Of £300,000

- OFFERS IN EXCESS OF £300,000
- FOUR BEDROOMS
- DRIVEWAY
- CONSERVATORY
- EN-SUITE SHOWER ROOM
- MODERN KITCHEN
- FAMILY BATHROOM
- BREAKFAST BAR
- CONVENIENT & QUIET LOCATION
- EPC RATING TBC

At offers in excess of £300,000 Harrison's Residential are delighted to offer for sale this FOUR bedroom SPACIOUS home in a quiet location, with accommodation that would be ideal for a growing family.

The ground floor has the entrance hall, lounge, kitchen with breakfast bar and conservatory. First floor has THREE bedrooms, family bathroom and the second floor has the master bedroom with the benefit of an en-suite shower room. EPC rating Band "D"

PORCH

2'3" x 5'2" (0.7 x 1.6)

With French doors leading into the porch and door leading into the entrance hall.

ENTRANCE HALL

5'2" x 13'1" (1.6 x 4.0)

With stairs leading to the first floor, there is an under stairs storage cupboard and a radiator.

LOUNGE

10'9" x 11'9" (3.3 x 3.6)

With bay window to the front, gas fire and radiator.

KITCHEN/BREAKFAST BAR

11'9" x 15'8" (widest points) (3.6 x 4.8 (widest points))

Black worktops with white cupboards and matching floor tiles. There are base and eye level units, inset sink with double glazed window above. There is a built in microwave, washing machine, dishwasher, fridge/freezer and space/plumbing for a tumble dryer. There is an induction hob with extractor fan above. There is a breakfast bar with space for four and a radiator.

CONSERVATORY

9'6" x 11'9" (2.9 x 3.6)

With the benefit of underfloor heating, there are double glazed windows and French doors leading to the rear garden.

FIRST FLOOR LANDING

FAMILY BATHROOM

7'2" x 8'10" (2.2 x 2.7)

Tiled floor with blue and white tiled walls. There is a walk in shower cubicle with wall mounted shower. White bath with blue tiled front and side panels, matching white low level WC and sink. There is a frosted double glazed window to the rear and a heated towel rail.

BEDROOM 3

8'6" x 12'5" (2.6 x 3.8)

With double glazed window to the rear, built in sliding wardrobes and a radiator.

BEDROOM 2

9'6" x 13'9" (2.9 x 4.2)

With double glazed bay window to the front, built in cupboard and a radiator.

BEDROOM 4

6'10" x 7'6" (2.1 x 2.3)

With double glazed window to the rear.

SECOND FLOOR LANDING

With built in storage cupboard.

MASTER BEDROOM

9'6" x 19'4" (widest points) (2.9 x 5.9 (widest points))

With two skylight windows to the front and double glazed window to the rear, there is a storage cupboard housing the boiler and two radiators.

EN-SUITE SHOWER

4'3" x 7'6" (1.3 x 2.3)

White suite with walk in shower cubicle and electric shower, low level WC, wall mounted sink, double glazed window to the rear and a heated towel rail.

GARDENS

FRONT - With blocked paved driveway for two cars.

REAR - With patio area leading to laid to lawn area and access to the rear - the garden is approx. 60 x 20ft

IMPORTANT NOTICE

Harrisons Residential, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISONS RESIDENTIAL recommend a panel of solicitors for which we may receive a referral fee of £150 plus VAT per transaction.



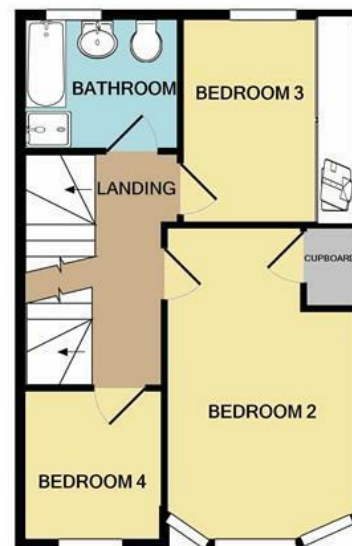
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1213 SQ.FT. (112.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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