



Boundary Road | Chatham, Kent, ME4 6UG



Offers Over £325,000 Freehold

**ROBINSON MICHAEL & JACKSON**

Our service will *move* you

## Boundary Road, Chatham

Experience the perfect blend of modern comfort and timeless charm in this recently renovated 1930s bay-fronted residence on Boundary Road in Chatham. This home is move-in ready, having undergone recent rewiring, installation of a new central heating system, and a new boiler. The kitchen is well-appointed with integrated appliances, adding a touch of contemporary convenience.

With the added bonus of a basement, this property offers versatile space for various needs. Centrally situated, it provides excellent accessibility to the mainline station within 0.5 miles and in close reach to local amenities. Making it an ideal choice for both first-time buyers and investors. What's even better is the absence of a property chain, ensuring a smooth and hassle-free transition into your new home.



# Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- 1930's Bay Fronted Terrace
- Recently Decorated
- Basement
- No Chain
- Ideal First Time Buyers/Investment
- Close to Mainline Train Station

## Interior

### GROUND FLOOR

**Entrance Porch:** 0.92m x 1.04m (3' x 3'5")

**Lounge:** 4.44m x 4.45m (14'7" x 14'7")

**Dining Room:** 4.44m x 3.66m (14'7" x 12')

**Kitchen:** 3.03m x 5.08m (9'11" x 16'8")

### FIRST FLOOR

#### Landing:

**Bedroom One:** 4.48m x 4.34m (14'8" x 14'3")

**Bedroom Two:** 3.0m x 3.84m (9'10" x 12'7")

**Bedroom Three:** 2.78m x 2.79m (9'1" x 9'2")

**Bathroom:** 3.02m x 1.93m (9'11" x 6'4")

### BASEMENT

## Exterior

Rear Garden: Mostly laid to lawn. Patio area to front. Fenced to sides & rear. Rear access gate.





## Property Location

Boundary Road, Chatham, Kent, ME4 6UG



## Additional Information

Chatham is famous for its Naval connection's, hosting one of the Royal Navy's main facilities for hundreds of years until it's closure in 1984. Since the closure the former site, now known as St Mary's Island, has been transformed and boasts a new retail outlet centre, bars, cafe's, restaurants, gym and cinema to compliment the harbour and vast array of riverside housing. Part of the original naval history has also been preserved through the Historic Dockyard Trust, which provides an insight into past traditions. The Pentagon shopping centre and high

street offer everything that you will need with a wide range of stores. Chatham is a commuter's dream. High Speed rail links to Stratford International in just over 30 minutes or St Pancras International in just over 38 minutes. London Victoria is also accessible in just over 52 minutes. Trips to the continent are also within easy reach via the Eurostar, which departs from nearby Ebbsfleet. In any part of the town you are never too far from road links, the A2 and M2 are easily accessible in under 5 miles. With the M20 and M25 approximately 10 miles away. Chatham and near-by Rochester offer a fantastic range of primary and secondary schools, as well as the University

**FOR MORE INFORMATION  
CONTACT US TODAY.**

01634 880888  
Robinson Michael & Jackson  
22b Military Road,  
Chatham,  
Kent, ME4 4JA  
chatham@robinson-jackson.com

