



# Chatham Road

Sandling | Maidstone | ME14 3AY



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Sandling, Maidstone, ME14 3AY

Guide Price £650,000 - £700,000

Freehold

This five-bedroom detached chalet bungalow is situated in the sought-after area of Sandling.

The property is conveniently located near excellent primary and secondary schools, making it an ideal choice for families with children.

Excellent motorway links provide easy access to London and surrounding areas, making this a great place to live for those seeking a balance of tranquillity and convenience.

## Benefitting from:

- A stunning five-bedroom detached chalet bungalow
- Three modern bathrooms
- Spacious driveway with ample parking
- Generous private rear garden
- Convenient access to motorways
- Desirable location near Maidstone Town Centre
- Over 2000 square feet
- Council Tax: C
- EPC Rating: C



## Accommodation

**Porch** Two windows to front, door Entrance Hall Stairs, door

**Entrance Hall** Stairs, door

**Open Planned Kitchen/Reception Room** 9m x 8.15m (29'6" x 26'9") Two skylights, French doors, 5.5m aluminium bi-folds

**Bedroom** 3.9m x 3.89m (12'10" x 12'9") Located on ground floor, bow window to front, door

**Bedroom/Study** 3.89m x 3.89m (12'9" x 12'9") Located on ground floor, bow window to front

**Bedroom** 3.5m x 2.74m (11'6" x 9') Located on first floor, window to side, door

**Bedroom** 5.72m x 3.7m (18'9" x 12'2") Located on first floor, window to side, window to front, door

**En-Suite** Walk in shower, basin & WC

**Bedroom** 5.72m x 4.4m (18'9" x 6'7") Located on first floor, window to side, Juliet balcony, large built-in wardrobes and dressing table, door

**Shower Room** Window to side, door

**Bathroom** Located on ground floor, roll top bath, walk in shower, marble top double vanity unit, column towel radiator, WC, door





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



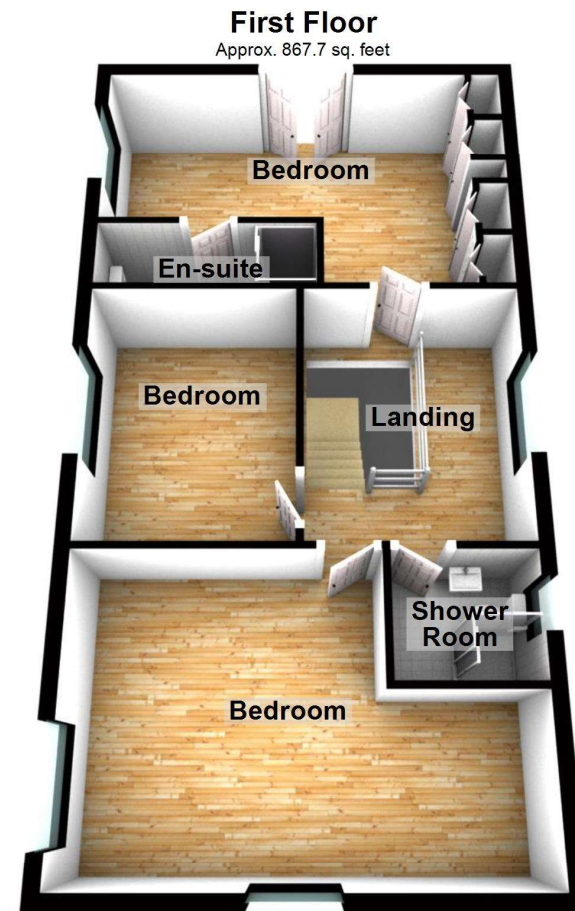
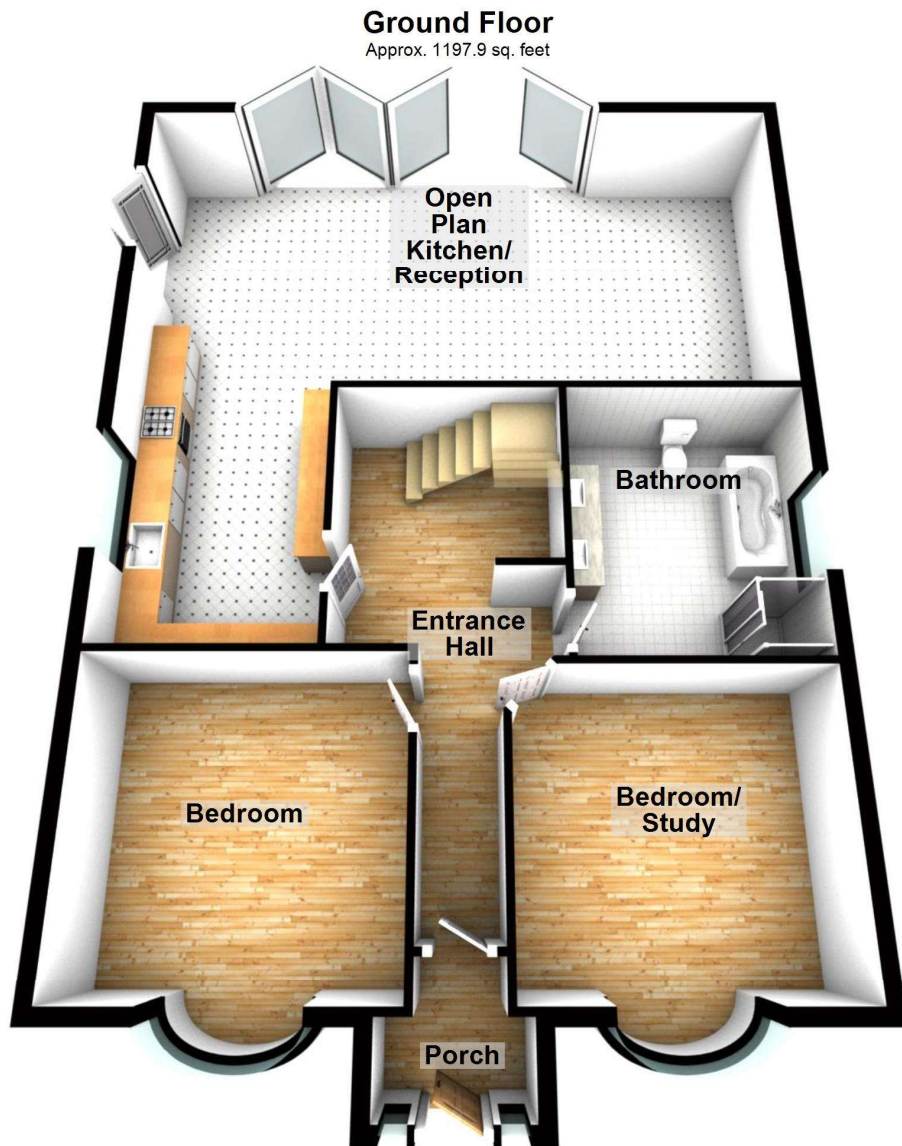
(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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**ROBINSON MICHAEL & JACKSON**



Total area: approx. 2065.6 sq. feet

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Plan produced using PlanUp.

