



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£410,000**

**Freehold**

4x  1x  2x 

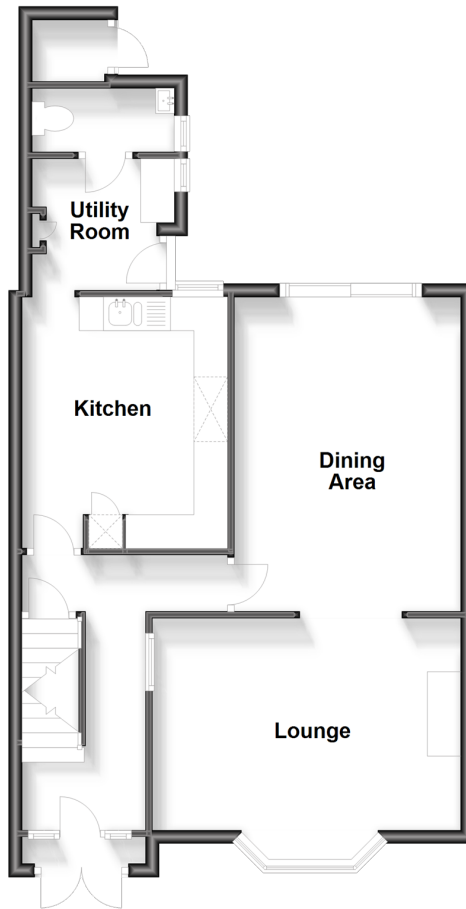
**Hillcrest Road, Chatham,  
Kent, ME4**

*Wards*  
Helping you move forwards



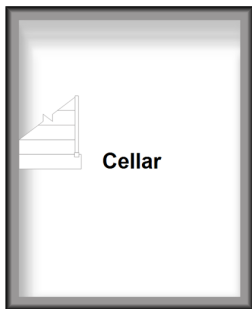
### Split Level Ground Floor

Approx. 60.3 sq. metres (649.0 sq. feet)



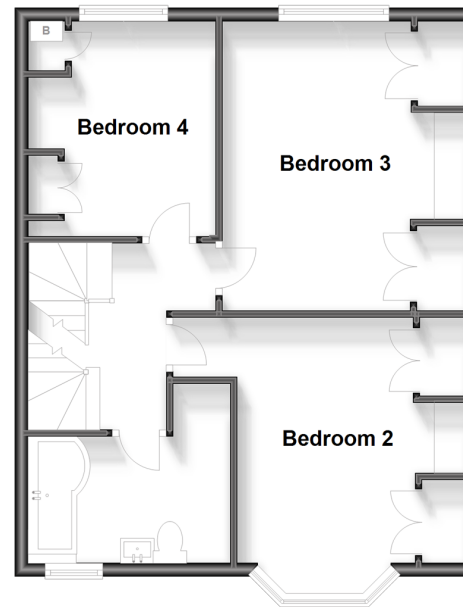
### Basement

Approx. 13.5 sq. metres (145.6 sq. feet)



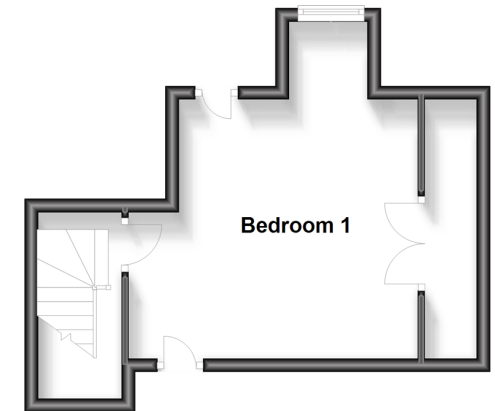
### First Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



### Second Floor

Approx. 23.7 sq. metres (255.4 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hall

Lounge: 15'0 x 13'9 (4.58m x 4.19m)

Dining Area: 13'7 x 11'0 (4.14m x 3.36m)

Kitchen: 10'6 x 10'0 (3.20m x 3.05m)

Utility Room: 6'9 x 6'2 (2.06m x 1.88m)

Cloakroom: 6'7 x 3'7 (2.01m x 1.09m)

### BASEMENT

Cellar Room

### FIRST FLOOR

Landing

Bedroom 2: 13'7 x 10'9 (4.14m x 3.28m)

Bedroom 3: 13'10 x 10'10 (4.22m x 3.30m)

Bedroom 4: 10'6 x 8'10 (3.20m x 2.69m)

Bathroom: 8'9 x 5'7 (2.67m x 1.70m)

### SECOND FLOOR

Bedroom 1: 14'3 x 12'7 (4.35m x 3.84m)

### OUTSIDE

Front Garden

Rear Garden



## Main features

- Immaculate terraced house in one of Chatham's most sought after location
- Located within walking distance of Chatham station and its high speed rail services
- Spread across four floors the property would suit large families and buyers working from home
- Large landscaped rear garden ideal for families with children



### Nearest Schools

Primary Schools: Balfour Junior School 0.5 miles, Phoenix Junior Academy 0.6 miles, St Michael's RC Primary 0.8 miles

Secondary Schools: St John Fisher Catholic



### Transport Information

Train Stations: Chatham 0.7 miles, Rochester 1.4 miles, Strood 2.3 miles



### Address

Hillcrest Road, Chatham, Kent, ME4



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Chatham Branch 01634 841243 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



10435052/20230911/PN18/AB