



Price

£500,000

Freehold

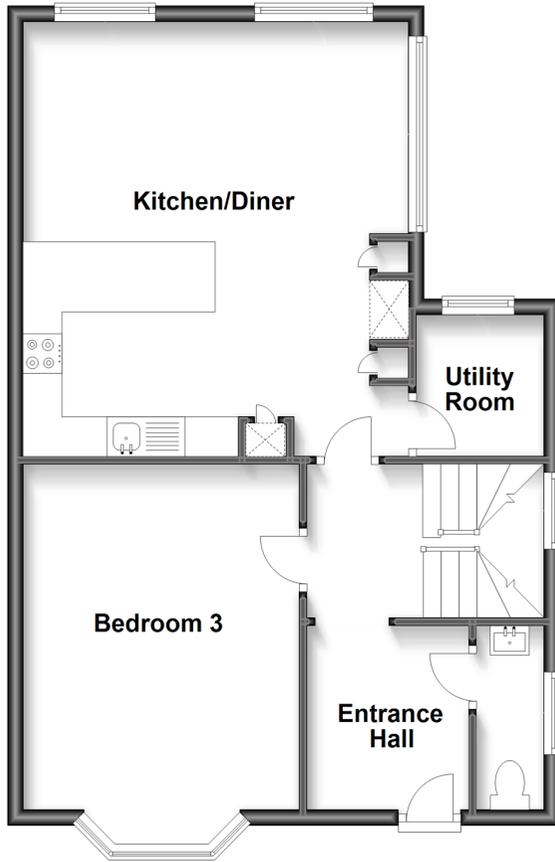
4x  3x  2x 

Alamein Avenue,  
Chatham, Kent, ME5

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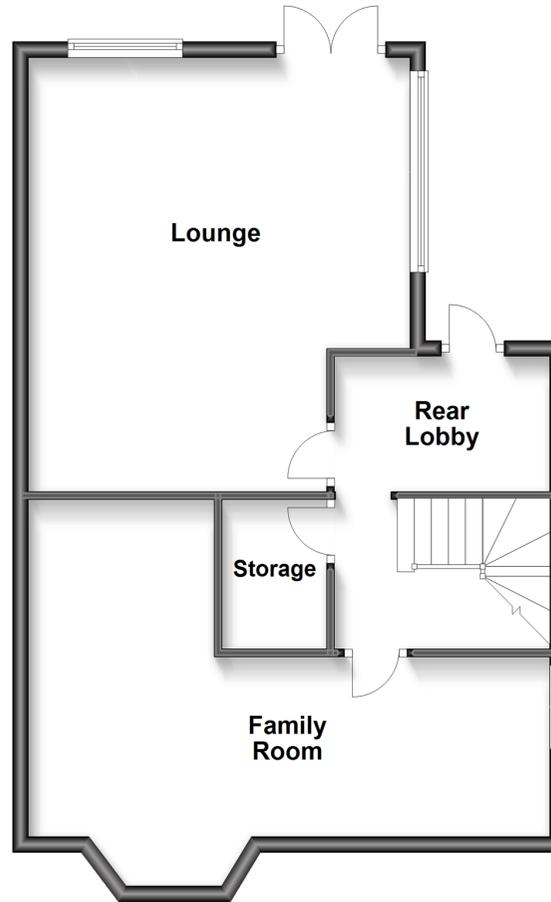
## Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



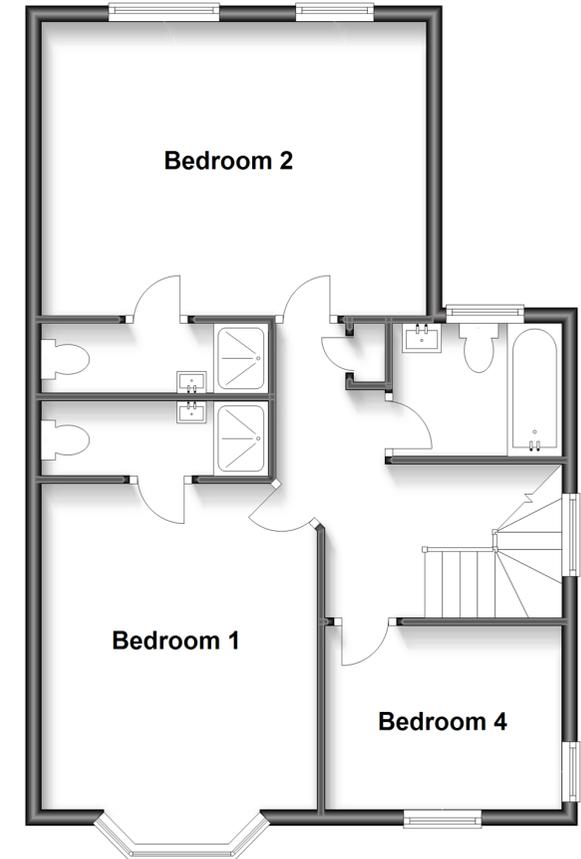
## Lower Ground Floor

Approx. 59.9 sq. metres (644.6 sq. feet)



## First Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Bedroom 3: 22'2 x 15'8 (6.76m x 4.78m)  
Kitchen/Diner: 17'9 x 16'3 (5.41m x 4.96m)  
Utility Room: 5'9 x 5'6 (1.75m x 1.68m)

### LOWER-GROUND FLOOR

Hallway  
Rear Lobby  
Study/Storage: 6'1 x 4'7 (1.86m x 1.40m)  
Family Room: 17'8 x 10'2 (5.39m x 3.10m)  
Lounge: 15'9 x 11'8 (4.80m x 3.56m)

### FIRST FLOOR

Landing  
Bedroom 1: 16'3 x 11'7 (4.96m x 3.53m)  
En-Suite Shower Room: 8'9 x 3'1 (2.67m x 0.94m)  
Bedroom 2: 15'5 x 11'8 (4.70m x 3.56m)  
En-Suite Shower Room: 8'8 x 3'1 (2.64m x 0.94m)  
Bedroom 4: 10'2 x 7'5 (3.10m x 2.26m)  
Bathroom: 7'3 x 5'6 (2.21m x 1.68m)

### OUTSIDE

Front and Rear Gardens  
Allocated Parking Space



## Main features

- Spacious semi-detached new build with versatile living
- 10 year warranty
- Council tax band to be confirmed
- Bathroom, 2 en-suites and separate cloakroom
- Allocated parking space
- Conveniently located to schools and motorway links



### Nearest Schools

Primary Schools: Wayfield Community Primary and Nursery Unit 0.4 miles, Ridge Meadow Primary 0.6 miles, St Thomas More RC Primary 0.8 miles

Secondary Schools: Walderslade Girls' School 0.6 miles



### Transport Information

Train Stations: Chatham 1.9 miles, Rochester 2.6 miles, Cuxton 2.9 miles



### Address

Alamein Avenue, Chatham, Kent, ME5



### Directions

For directions to this property please contact us.



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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

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