



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  3x 

**Pattens Lane, Chatham,  
Kent, ME4**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Charming 1930's character
- Spacious bedrooms and living areas ideal for a family lifestyle
- Downstairs cloakroom,
- Integral garage and off-road parking
- Close to local amenities, schools and travel links

## Accommodation

### SPLIT LEVEL GROUND FLOOR

#### Hallway

- Lounge: 13'2 x 12'6 (4.02m x 3.81m)
- Dining Area: 11'9 x 11'2 (3.58m x 3.41m)
- Kitchen: 16'7 x 6'8 (5.06m x 2.03m)
- Garden Room: 13'3 x 6'7 (4.04m x 2.01m)
- Study: 11'4 x 8'7 (3.46m x 2.62m)
- Cloakroom: 8'5 x 3'7 (2.57m x 1.09m)

### FIRST FLOOR

#### Landing

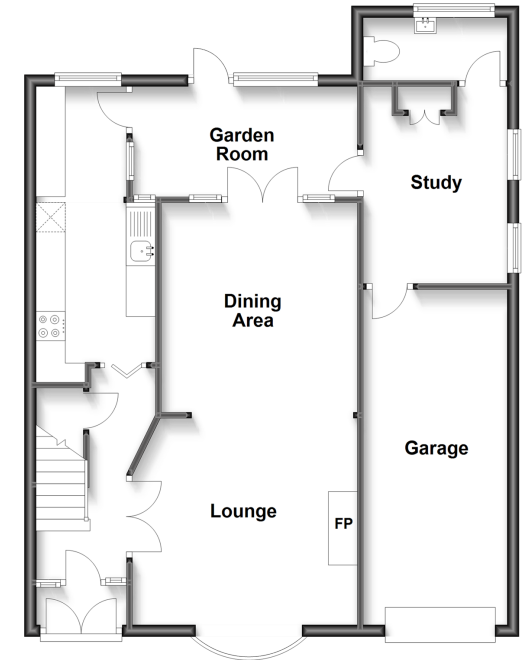
- Bedroom 1: 13'5 x 9'2 (4.09m x 2.80m)
- Bedroom 2: 12'0 x 10'6 (3.66m x 3.20m)
- Bedroom 3: 8'2 x 7'4 (2.49m x 2.24m)
- Bathroom: 7'6 x 5'0 (2.29m x 1.53m)

### OUTSIDE

- Front and Rear Garden
- Integral Garage: 20'3 x 8'5 (6.18m x 2.57m)
- Off-road Parking

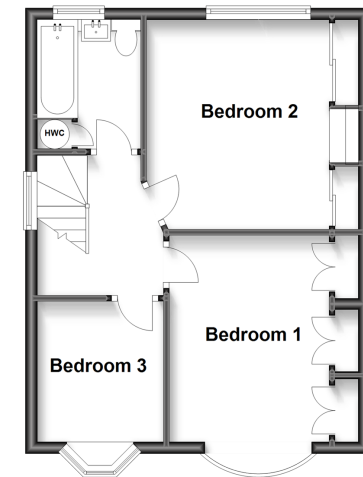
### Split Level Ground Floor

Approx. 77.2 sq. metres (831.5 sq. feet)



### First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



**Call Rochester - 01634 830925 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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.



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