



## Scotby Avenue, Chatham ME5 8ER

Offers Over £525,000

CR Real Estate are pleased to offer for sale this modernised five-bedroom extended split-level home with a self-contained annexe, conveniently located in Chatham. Boasting flexible accommodation throughout, this home has something for everyone to enjoy.

As you enter this sensational home you are greeted with a spacious entrance hall, study, direct access into the one-bedroom annexe; and stairs leading to the lower ground floor, which offers a well-designed fitted kitchen with some built in appliances, W/C and large lounge/diner with double doors leading out onto the rear garden. The third and fourth floor of this home consists of four well sized bedrooms and a modern family bathroom.

The current homeowners have made some great additions to this property and have converted the double garage into a one-bedroom annexe, full functional with a lounge, bedroom, wet room and separate utility room with access to the rear garden. This additional space on offer is perfect for any large or multigenerational family; alternatively, this could be utilised as a rental area for additional income by incorporating a separate front door.

Externally this home offers off road parking with a large driveway for several vehicles, and a low maintenance tiered rear garden with multiple paved patio areas to enjoy the amazing views on offer.

Scotby Avenue, is well located for a variety of local amenities and is within close proximity of several fantastic and highly rated primary, secondary and special education schools. For commuters, this home is within a short drive of Chatham Train Station, the M2 motorway and the A229 which offers great road links to surrounding areas and access to London.



**Entrance Hall**

**Lounge/Diner**

21'9" x 13'9" (6.64 x 4.21)

**Kitchen**

12'0" x 10'8" (3.66 x 3.27)

**WC**

4'9" x 6'2" (1.45 x 1.90)

**Study**

8'4" x 8'0" (2.56 x 2.44)

**Bedroom One**

13'9" x 12'0" (4.21 x 3.66)

**Bedroom Two**

12'0" x 8'9" (3.66 x 2.67)

**Bathroom**

6'2" x 4'9" (1.88 x 1.46)

**Bedroom Three**

11'2" x 7'4" (3.42 x 2.26)

**Bedroom Four**

14'6" x 8'5" (4.42 x 2.59)

**Annexe**

**Utility Room**

8'4" x 5'2" (2.56 x 1.60)

**Living Room**

18'0" x 9'3" (5.49 x 2.84)

**Bedroom Five**

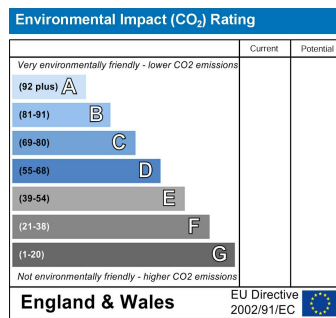
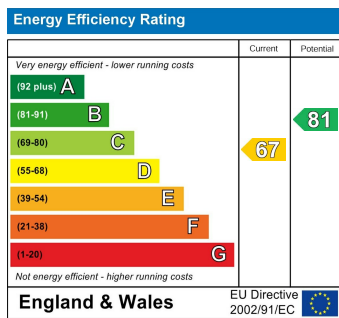
12'2" x 7'4" (3.71 x 2.26)

**Shower Room**

5'10" x 5'5" (1.78 x 1.67)

**Garden**

**Driveway**



**ESTATE AGENCY : REDEFINED**

