



Pattens Lane

Chatham | ME4 6JS



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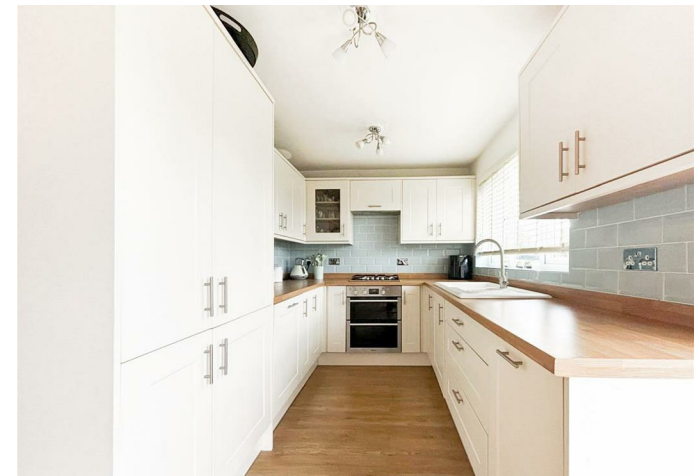
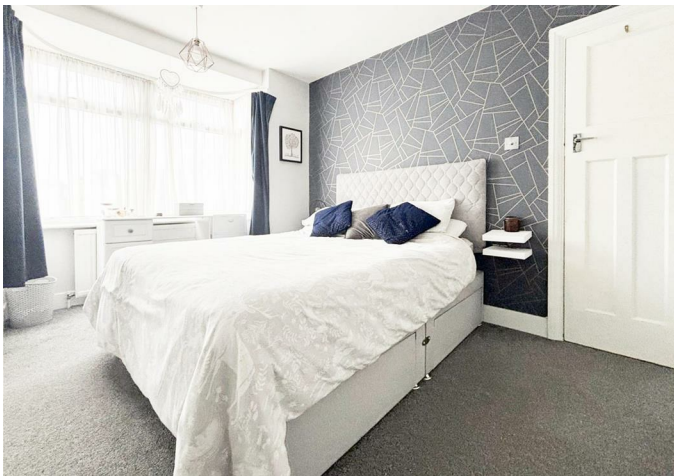
Pattens Lane , Chatham, ME4 6JS

Nestled in the sought-after residential area on the borders of Chatham and Rochester is this modern and extended family home on Pattens Lane.

The property offers a well-designed layout that includes a spacious living room, separate dining space, and, toward the back of the home, a bright and welcoming kitchen/breakfast room, complemented by a separate utility room. Upstairs, the first floor is home to three well-sized bedrooms, and a separate family bathroom. Outside, the house continues to impress, featuring off-street parking to the front and a generous rear garden that offers space for family outdoor activities, or gardening.

To experience all that this inviting home has to offer, call us today to arrange your viewing appointment.

Offers Over £340,000



Entrance Hall

Lounge

13'0 x 10'10 (3.96m x 3.30m)

Dining Room

11'11 x 11'2 (3.63m x 3.40m)

Kitchen/Breakfast Room

18'11 x 7'7 (5.77m x 2.31m)

Utility Room

8'8 x 8'0 (2.64m x 2.44m)

Bedroom

12'10 x 11'11 (3.91m x 3.63m)

Bedroom

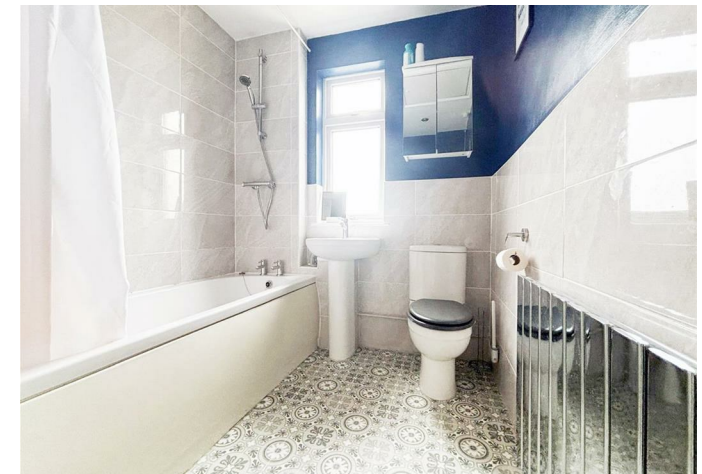
11'3 x 10'11 (3.43m x 3.33m)

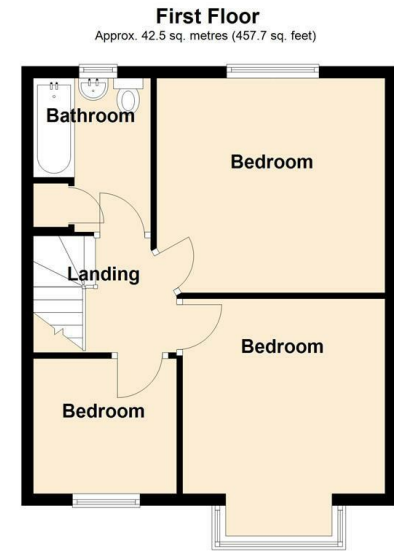
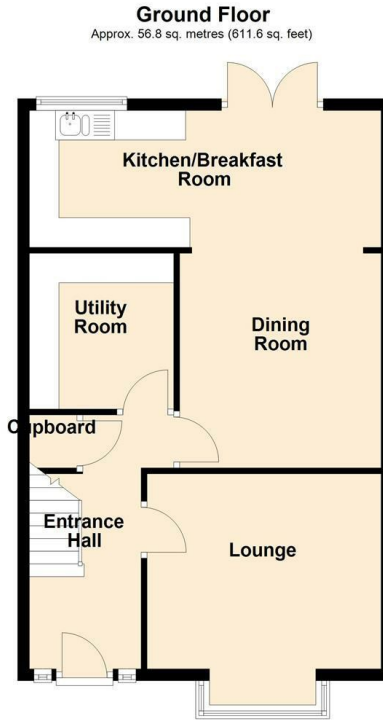
Bedroom

7'11 x 7'6 (2.41m x 2.29m)

Family Bathroom

8'8 x 6'4 (2.64m x 1.93m)





Total area: approx. 99.3 sq. metres (1069.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

