



**Winchester Avenue**

Chatham | ME5 9AR



# Winchester Avenue

## Walderslade, Chatham, ME5 9AR

Nestled in a sought-after area of Walderslade, this semi-detached family home offers both space and potential. The property benefits from a garage and driveway, providing ample parking. Inside, you'll find a spacious living area perfect for family life, fitted kitchen, along with a convenient downstairs cloakroom/WC.

Upstairs, the property features four well-sized bedrooms and a family bathroom. While the home requires some updating, it presents a fantastic opportunity to personalise and make it your own. Offered with no onward chain, this property is perfect for those looking to settle into a friendly, established neighbourhood.

£360,000



## Entrance Hall

## Cloakroom/WC

7'2 x 2'8 (2.18m x 0.81m)

## Living Room

21'10 x 11'7 (6.65m x 3.53m)

## Dining Area

8'3 x 7'11 (2.51m x 2.41m)

## Kitchen

9'11 x 7'11 (3.02m x 2.41m)

## Bedroom

12'6 x 10'5 (3.81m x 3.18m)

## Bedroom

10'9 x 9'1 (3.28m x 2.77m)

## Family Bathroom

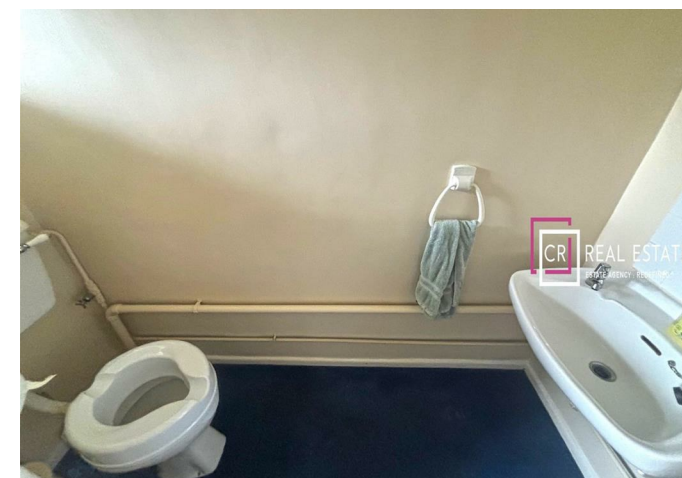
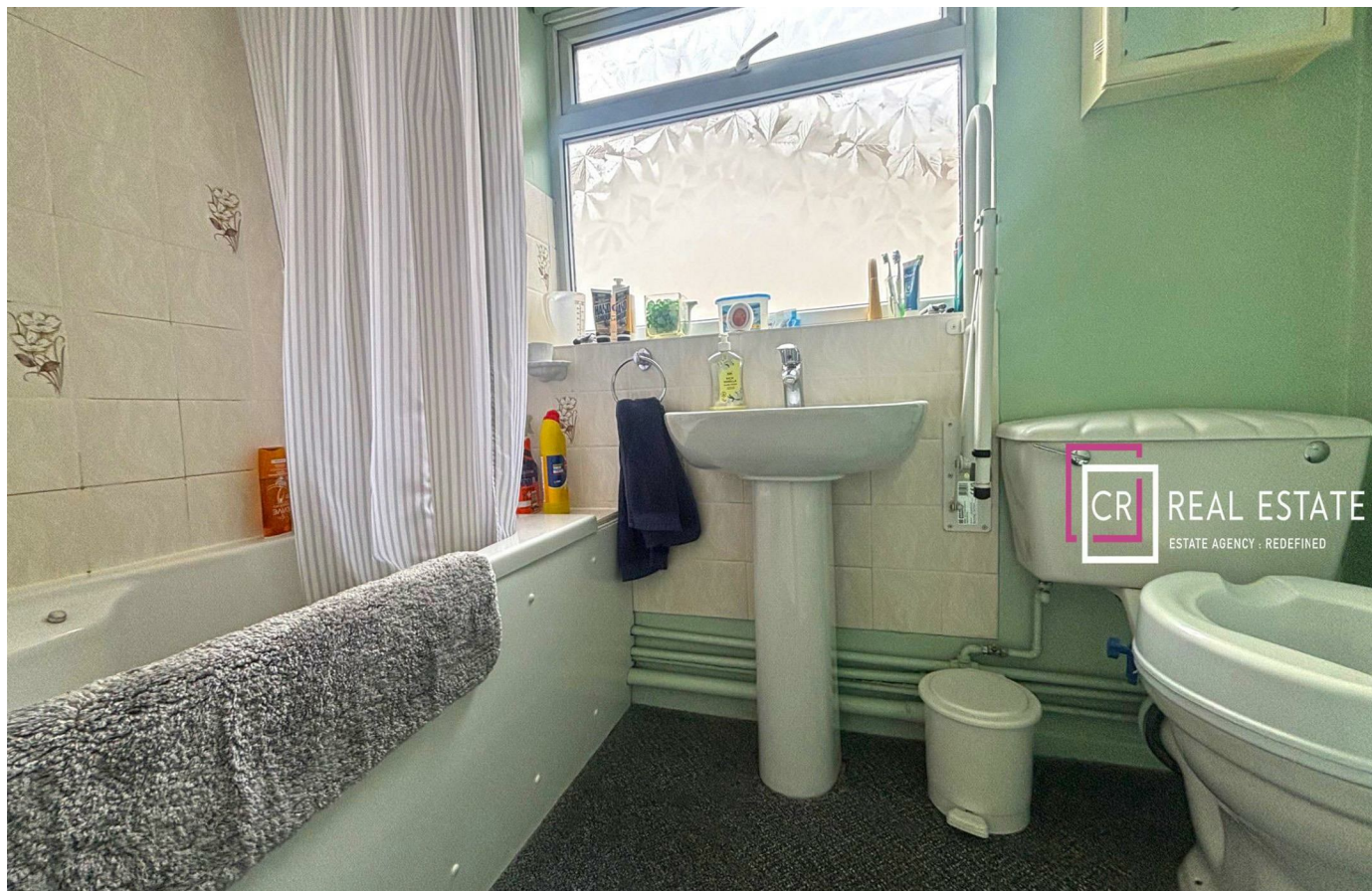
7'10 x 6'1 (2.39m x 1.85m)

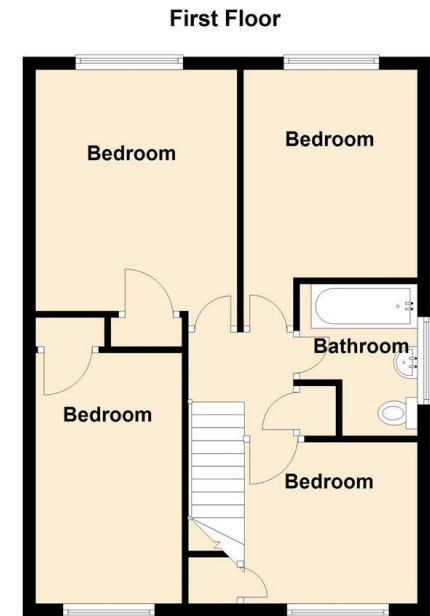
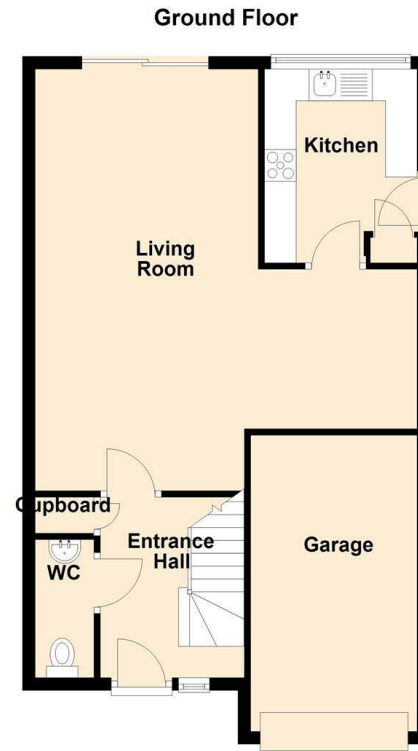
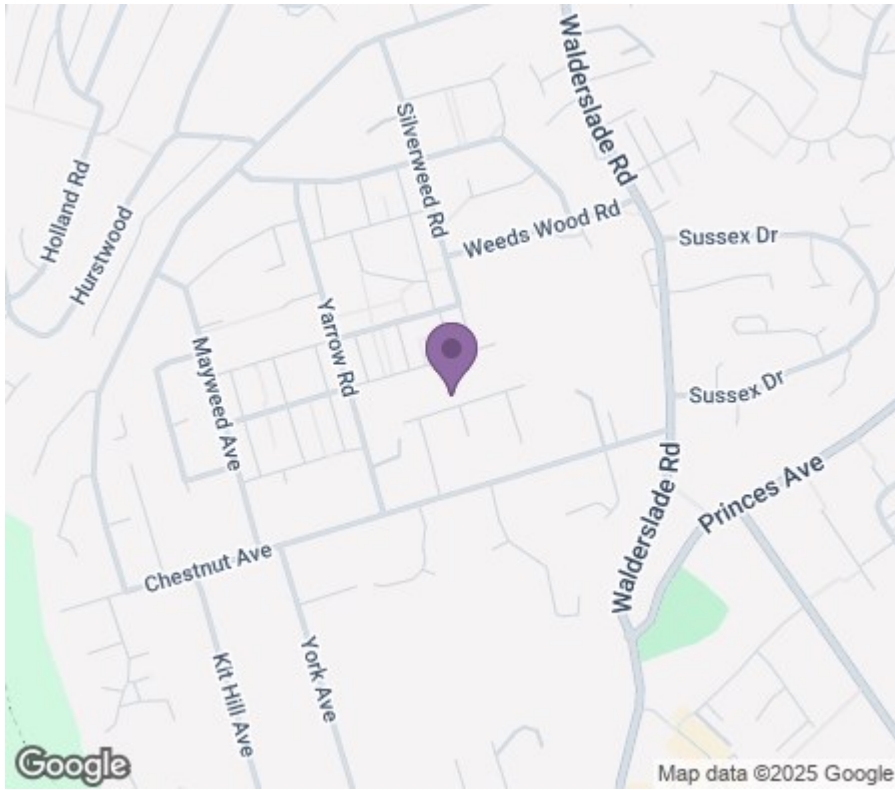
## Bedroom

9'0 x 8'4 (2.74m x 2.54m)

## Bedroom

13'0 x 7'3 (3.96m x 2.21m)





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

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

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