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43 Prince Charles Avenue

• Chatham

Price: £500,000



43, Prince Charles Avenue, , ME5 8EY

£500,000

- OFFERS IN EXCESS OF £500,000
- DETACHED
- THREE BEDROOM
- BALCONY
- GARAGE
- LOUNGE/DINER
- KITCHEN WITH BREAKFAST BAR
- PARKING FOR SEVERAL CARS
- MEDWAY COUNCIL TAX BAND E
- EPC RATING TBC

Harrisons Reeve are pleased to be marketing this 3 BEDROOM DETACHED house in Prince Charles Avenue.

This spacious property benefits from parking for several cars to the front drive and a garage.

The property comprises of; entrance hall, lounge/diner, kitchen/breakfast bar, THREE bedrooms, bathroom and an en-suite.

Priced at offers in excess of £500,000.

EPC rating TBC
Medway council tax band E

GROUND FLOOR

ENTRANCE HALL
13'1" x 7'6" (4.0 x 2.3)
Composite entrance door, radiator and stairs leading to the first floor.

LOUNGE/DINER
13'5" x 24'7" (widest points) (4.1 x 7.5 (widest points))
With log burner, two double glazed windows and two radiators.

KITCHEN/BREAKFAST BAR
20'4" x 6'10" (widest points) (6.2 x 2.1 (widest points))
With base and eye level units, double glazed window to the rear, bi-fold doors to the rear garden. There are integrated appliances; washing machine, tumble dryer, microwave, dishwasher and cooker. There is an inset sink and a integrated gas hob.

FIRST FLOOR

LANDING
7'6" x 20'8" (2.3 x 6.3)
With radiator, double glazed window to the front and door leading to the balcony (size 6.3 x 0.7 metres). There is access to the loft space with ladder, light and two tanks.

BEDROOM 1
13'1" x 10'5" (4.0 x 3.2)
With built in wardrobes, double glazed window and radiator.

EN-SUITE SHOWER ROOM
5'10" x 3'7" (1.8 x 1.1)
With walk in shower, low level WC and wall mounted sink.

BEDROOM 2
18'0" x 8'10" (widest points) (5.5 x 2.7 (widest points))
With built in wardrobes two double glazed windows and radiator.

BEDROOM 3
8'6" x 12'9" (widest points) (2.6 x 3.9 (widest points))
With double glazed window to the rear and a radiator.

BATHROOM
8'6" x 5'6" (2.6 x 1.7)
White suite comprising of bath, low level WC, wall mounted sink, there is a cupboard housing the hot water cylinder.

GARAGE
The boiler is in the garage.

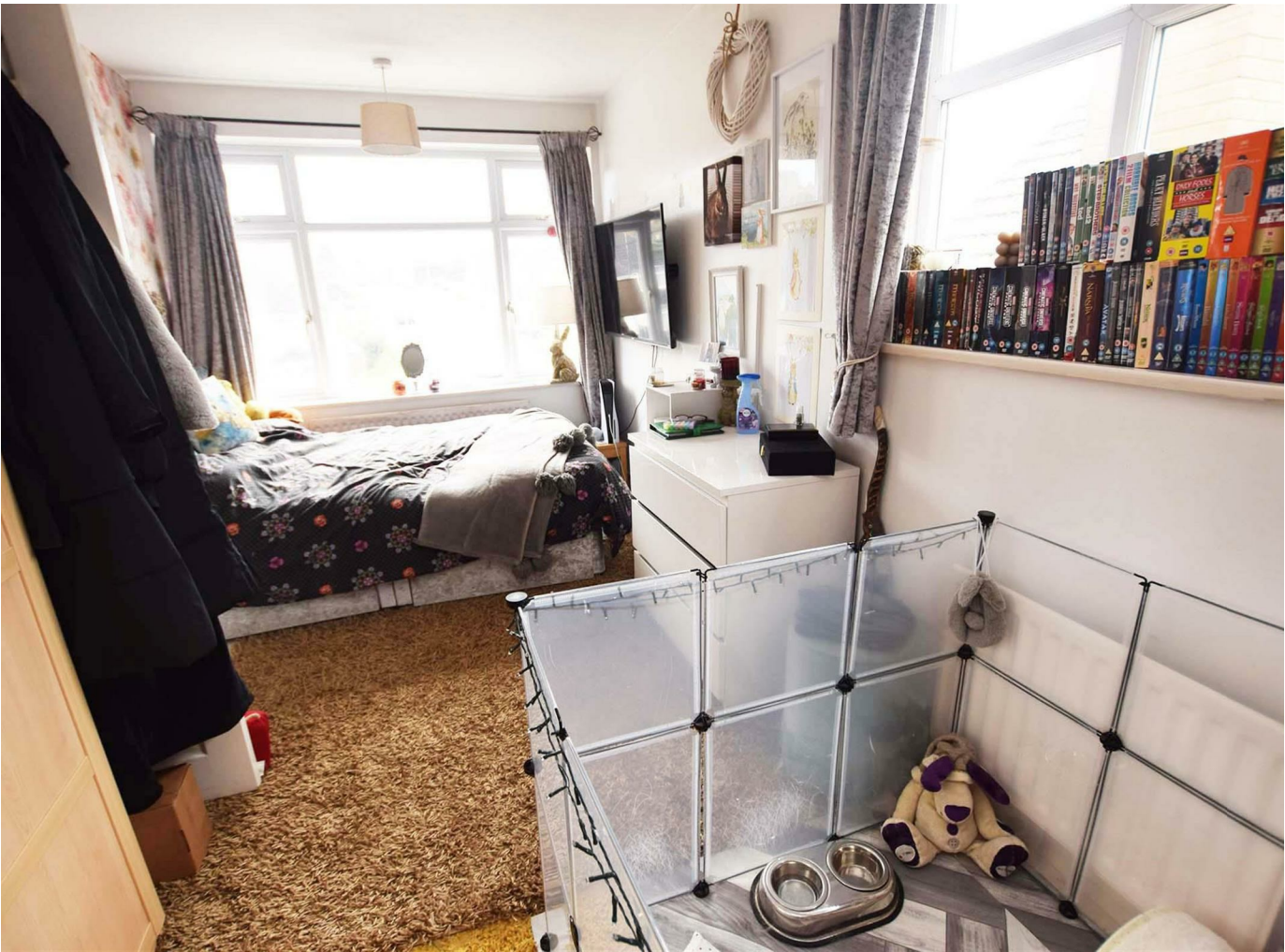
GARDENS
FRONT - block paved allowing parking for approximately 10 cars.

REAR - Approx 80 x 30 ft Tiered garden with decked area (space for a hot tub), there are three seating areas, a rockery and laid to lawn area and there is side access.

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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