

# KE



5 Green Leas, Chestfield, Whitstable, CT5 3JY

£600,000

- Three Bedroom Period Property
- Stunning Open Plan Kitchen/Breakfast Area
- Vast Driveway For Ample Parking
- Beautifully Presented

# 5 Green Leas, Whitstable CT5 3JY

Nestled in the charming area of Green Leas, Chestfield, Whitstable, this delightful three-bedroom semi-detached period property offers a perfect blend of classic elegance and modern living. The home is situated in a beautiful location, providing a serene environment that is ideal for families and professionals alike.

As you enter, you will be greeted by three spacious reception rooms, each exuding character and warmth, making them perfect for entertaining guests or enjoying quiet family evenings. The open-plan kitchen is a standout feature, designed to create a seamless flow between cooking and socialising, ensuring that you can enjoy the company of loved ones while preparing meals.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household with ease.

Retaining many period features, this home reflects the charm of its era while offering the comforts of contemporary living. The combination of traditional architecture and modern amenities makes this property a truly unique find in the desirable Chestfield area.

Whether you are looking to settle down in a peaceful community or seeking a home that offers both style and functionality, this semi-detached house is an excellent choice. Do not miss the opportunity to make this beautiful property your own.



Council Tax Band: D



## **GROUND FLOOR**

**Porch**

**Cloakroom**

**Living Room**

**Dining Area**

**Kitchen/Breakfast Area**

**Sun Room**

**Office**

**Utility Room**

## **FIRST FLOOR**

**Master Bedroom**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

## **OUTSIDE**

**Driveway**

**Rear Garden**

## **COUNCIL TAX BAND D**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



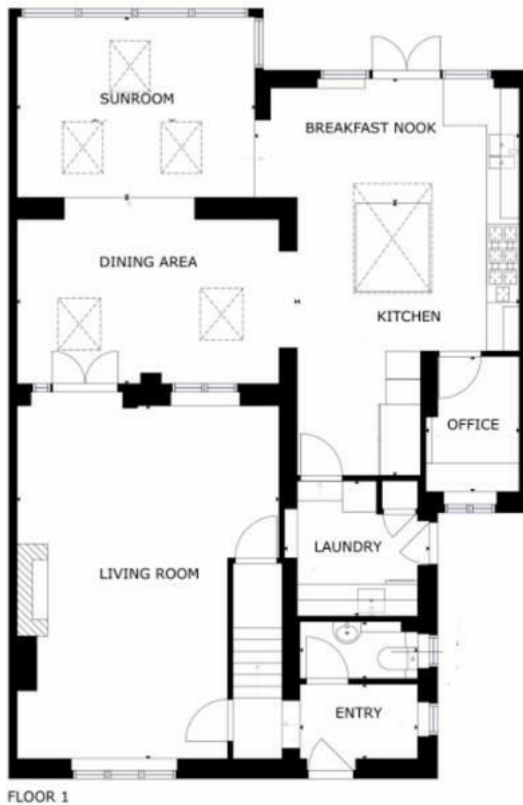
## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROSS INTERNAL AREA  
 FLOOR 1: 1134 sq.ft, FLOOR 2: 510 sq.ft.  
 TOTAL: 1644 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY