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6 Woolwich Close

• Chatham

Price: £325,000



6, Woolwich Close, , ME5 0HU
£325,000

- 3 BEDROOM DETACHED HOME IN POPULAR RESIDENTIAL LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR 2 CARS
- WELL MAINTAINED REAR GARDEN OF APPROX. 40' IN DEPTH, MAINLY LAID TO LAWN AND DECKING
- LOUNGE AND KITCHEN/BREAKFAST ROOM
- LOCATED WITHIN REACH OF LOCAL AMENITIES & WAYFIELD PRIMARY SCHOOL
- PRESENTED FOR SALE IN GOOD ORDER
- EPC RATING "C", MEDWAY COUNCIL TAX BAND "C"
- APPROX. 626 SQ FT OF LIVING ACCOMMODATION

Nestled in the charming area of Woolwich Close, Walderslade, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an inviting 626 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The property boasts a well-appointed bathroom, catering to the needs of modern living. The kitchen area is functional and ready for your personal touch, allowing you to create culinary delights for family and friends.

One of the standout features of this home is the ample parking space available for two vehicles, a rare find in many urban settings. This convenience adds to the overall appeal, making daily life just that little bit easier.

Built between 1980 and 1989, this house combines classic design with contemporary needs, ensuring it remains a practical choice for today's homeowners. The surrounding area of Chatham offers a variety of local amenities, schools, and transport links, making it a desirable location for families and professionals alike.

In summary, this detached house in Woolwich Close presents an excellent opportunity for those looking to settle in a welcoming community. With its spacious bedrooms, inviting reception room, and convenient parking, it is a property that truly deserves your attention.

GROUND FLOOR

PORCH

Composite entrance door, internal door to:

LOUNGE

15'3" x 12'6" max (4.67m x 3.82m max)
Double glazed window to front, radiator, stair case to first floor.

KITCHEN/BREAKFAST ROOM

15'3" x 8'0" red to 7'1" (4.67m x 2.44m red to 2.17m)
2 double glazed windows to rear, double glazed door to side. Fitted kitchen comprising base and eye level units with work surfaces over. Integrated fridge/freezer. Built in electric oven and gas hob. Space and plumbing for washing machine. Understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft space. Built in airing cupboard housing hot water cylinder.

BEDROOM 1

11'11" x 8'8" (3.64m x 2.66m)
Double glazed window to rear, radiator.

BEDROOM 2

8'8" x 8'8" (2.66m x 2.66m)
Double glazed window to front, radiator.

BEDROOM 3

7'4" x 6'3" (2.24m x 1.93m)
Double glazed window to rear, radiator.

BATHROOM

Double glazed window to front. White fitted suite comprising panelled bath with "Aqualisa" shower, low level WC and pedestal wash hand basin. Heated towel rail.

REAR GARDEN

Approx. 40' in depth mainly laid to lawn and decking. Patio area to rear. Fenced to boundaries. Side pedestrian access.

DRIVEWAY

Providing off road parking for 2 cars.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

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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

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

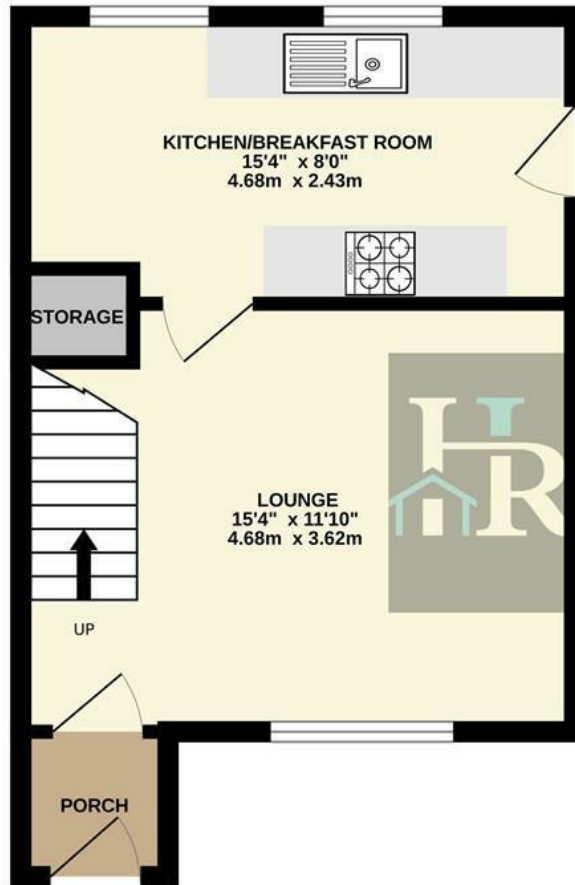


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
		85
England & Wales		EU Directive 2002/91/EC

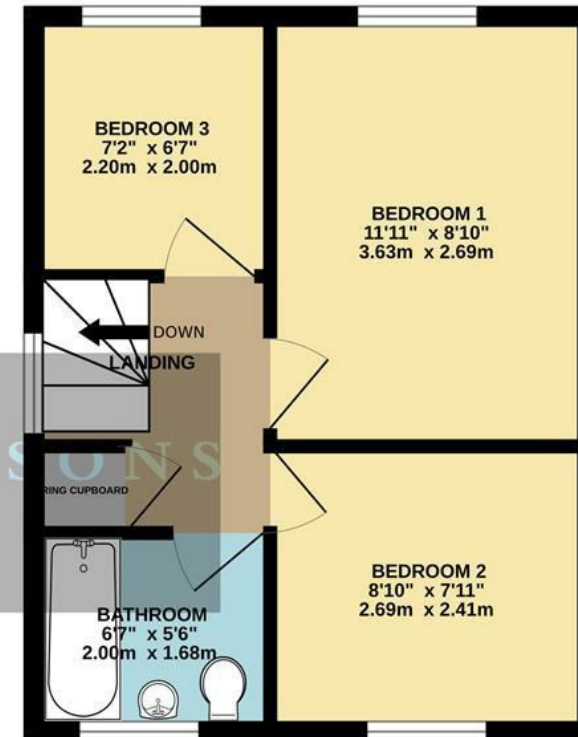
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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