



# 33 Sedge Crescent

Weeds Wood Chatham ME5 0QD

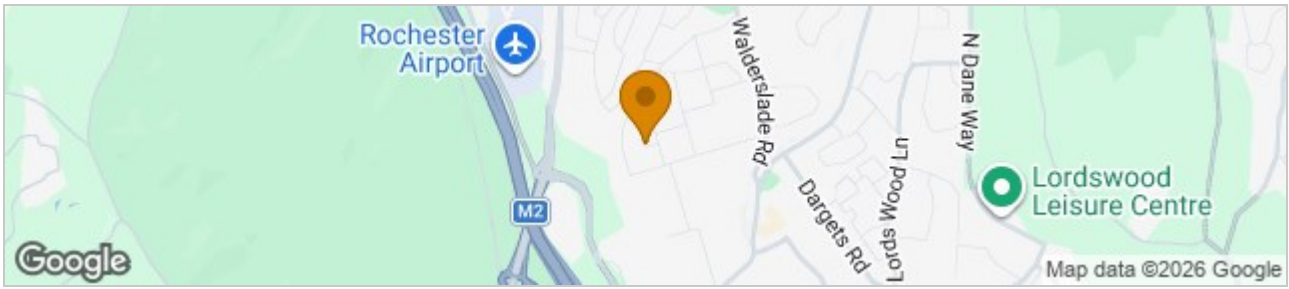
**Guide Price £300,000**



GUIDE PRICE £300,000 - £325,00 Welcome to Sedge Crescent in, Weedswood, Chatham, where this delightful mid-terrace house offers a perfect blend of comfort and convenience. Built in the 1950s, the property spans an impressive amount of square feet, providing ample space for families or those seeking a bit more room to breathe. Upon entering, you are greeted by a welcoming entrance area that leads to a cloakroom, ensuring practicality for everyday living. The heart of the home is undoubtedly the large kitchen, which is both light and airy, making it an ideal space for culinary adventures and family gatherings. The expansive lounge diner further enhances the living experience, offering a versatile area for relaxation and entertainment. Additionally, a conservatory extends the living space, allowing for year-round enjoyment of the garden views. You will also find a convenient utility area, a perfect place to separate all those domestic tasks from the rest of the house. The first floor comprises three generous bedrooms, perfect for family living or accommodating guests. A family shower room and a separate W.C. provide convenience and privacy for all. Outside, the property boasts a good-sized rear garden, which is a true highlight. Here, you will find a fantastic garden room, thoughtfully designed as a games room and bar, making it an excellent space for leisure and socialising. With council tax band B, this property is not only appealing in terms of space and amenities but also offers affordability. Street parking is available, providing ease of access for residents and visitors alike. The location is particularly advantageous, being close to essential amenities, including schools, shops, and motorway links, ensuring that everything you need is within easy reach. This charming home in Chatham is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed property.



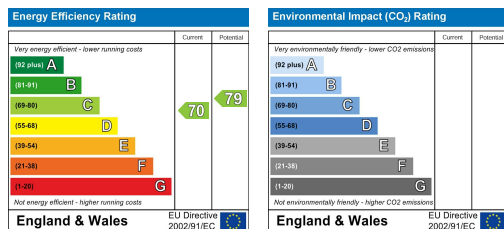
## Area Map



## Floor Plans

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|---|--|--|
| <p style="text-align: center;"><b>Ground Floor Building 1</b></p> | <p style="text-align: center;"><b>Floor 1 Building 1</b></p> | <p><b>Approximate total area<sup>m</sup></b></p> <p>1290 ft<sup>2</sup><br/>119.8 m<sup>2</sup></p>  |
| <p style="text-align: center;"><b>Ground Floor Building 2</b></p> |  | <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom<br/>----- Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: right;">GIRAFFE360</p> |

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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