



## 3 Songbird Crescent

, Chattenden, ME3 8GD

**Guide Price £425,000**



**\*\*BUILT IN 2019\*\*CONTEMPORARY DECOR\*\* COVERED GARAGE\*\* CLOAK ROOM\*\* ENSUITE\*\* SEMI RURAL VILLAGE LOCATION\*\* GUIDE PRICE £425,000-£475,000.**

Located in semi rural Chattenden on the outskirts of Strood and the Peninsular is this stunning and sleek 3 bedroom detached house, that was built in 2019.

Move in ready, immaculate throughout with minimalist décor and high end finishes. The good size entrance hall flows into the contemporary open plan kitchen/family room with a large dining table partitioning the two areas. The well proportioned family lounge is located to the front. There is also the benefit of a convenient downstairs cloak-room/WC. Upstairs the master bedroom also offers an en-suite shower room, there are 2 further bedrooms and the main family bathroom. With two large storage cupboards on the landing, you will never be short of storage space. Externally you have a lovely rear garden offering a lawn and patio area and is the perfect outside space for entertaining family and friends. There is a private drive for two vehicles to the front. The small development and properties within have kerb appeal and would make the ideal family home. Locally there are good primary and secondary school and transport links with the Medway Tunnel, A2/M2 a short drive away. Nearby is the village of Hoo which offers a variety of small local shops and a swimming pool. Call the office today to book your internal viewing. B rated EPC. Council tax band E.

(V) notified us on 16.07.2022 - There is a service charge of £190 p.a. for this property.



- entrance hall
- lounge
- cloak room
- kitchen/breakfast room
- family room
- stairs/landing
- bedroom 1
- en-suite
- bedroom 2
- bedroom 3
- bathroom
- rear garden
- front garden
- drive

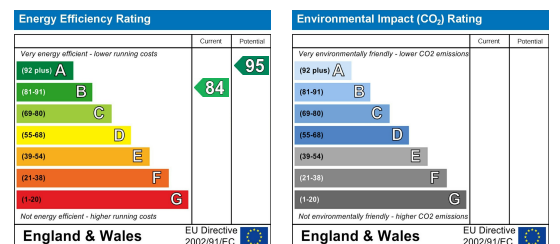
## Area Map



## Floor Plans



## Energy Efficiency Graph



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