



## 25 Dogwood Close

Lordswood ME5 8XW

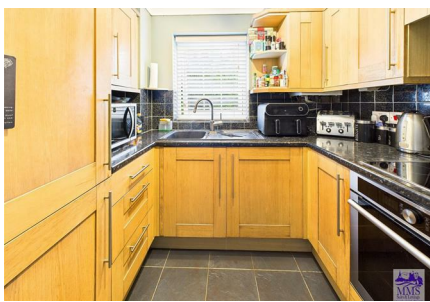
**Offers Around £210,000**



Situated in the charming Dogwood Close, Chatham, this delightful end-terrace house presents an excellent opportunity for first-time buyers or those seeking a cosy retreat. Built in 1990, this property boasts a well-designed layout, encompassing a comfortable amount square feet of living space.

The home features a welcoming entrance area that seamlessly flows into a spacious lounge/diner, perfect for entertaining guests or enjoying quiet evenings. The fitted kitchen is both practical and inviting, making meal preparation a pleasure. The first-floor bathroom adds convenience to daily routines, while the spacious double bedroom offers a peaceful sanctuary for rest and relaxation.

One of the standout features of this property is the freehold status, providing you with complete ownership and flexibility. Additionally, the house comes with a garage and a designated parking space, ensuring that you will never have to worry about parking in this sought-after area. Although the private garden is not directly attached to the house, it offers a lovely outdoor space to enjoy the fresh air and sunshine. Located in the desirable Lordswood village, this home is surrounded by a variety of amenities, making it an ideal starter home for those looking to settle in a vibrant community. There is also excellent motorway link to the M2 and M/20 making your travel journey a breeze. With a council tax band B, this property is not only affordable but also offers great value for money. In summary, this charming one-bedroom house in Dogwood Close is a perfect blend of comfort, convenience, and community, making it an excellent choice for anyone looking to embark on their homeownership journey.



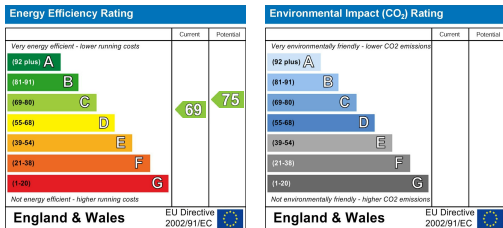
## Area Map



## Floor Plans

 <p style="text-align: center;"><b>Ground Floor</b> Building 1</p>	 <p style="text-align: center;"><b>Floor 1</b> Building 1</p>	 <p style="text-align: center;"><b>Approximate total area<sup>(1)</sup></b></p> <p style="text-align: center;">596 ft<sup>2</sup> 55.5 m<sup>2</sup></p> <p style="text-align: center;"><b>Reduced headroom</b></p> <p style="text-align: center;">22 ft<sup>2</sup> 2.1 m<sup>2</sup></p>
 <p style="text-align: center;"><b>Ground Floor</b> Building 2</p>		<p style="text-align: center;">(1) Excluding balconies and terraces</p> <p style="text-align: center;">Reduced headroom Below 5 ft/1.5 m</p> <p style="font-size: small;">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: center;">GIRAFFE360</p>

## Energy Efficiency Graph



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