



# Gwyngarth Main Road

Chattenden ME3 8PP

**Offers Over £550,000**



CHAIN FREE. Nestled in the charming semi-rural village of Chattenden, this delightful detached house on Main Road offers a perfect blend of space and comfort. This property spans an impressive amount of square footage and is presented to the market with no forward chain, making it an ideal opportunity for those looking to settle in a peaceful community. The house boasts five well-proportioned bedrooms, three of which are located on the first floor, while the remaining two can serve as additional bedrooms or versatile reception rooms on the ground floor. The master bedroom is particularly generous in size, featuring fitted wardrobes and an en-suite shower room for added convenience. A family bathroom is also situated on the first floor, alongside a handy cloakroom on the ground floor. There is a spacious kitchen, which comes equipped with ample cupboard space and worktop areas, as well as a cosy breakfast nook. The heart of the home is the lounge diner, providing a lovely view of the beautifully maintained garden. This outdoor space includes a good-sized patio, an easy-to-maintain lawn, and various storage options, including a converted garage. Parking is a breeze with a driveway that accommodates up to five vehicles, ensuring ample space for family and guests. The property is EPC rated C and falls under council tax band D, making it a practical choice for prospective buyers.

This residence is not just a house; it is a home that offers comfort, space, and a welcoming atmosphere in a desirable location. Don't miss the chance to make it yours.



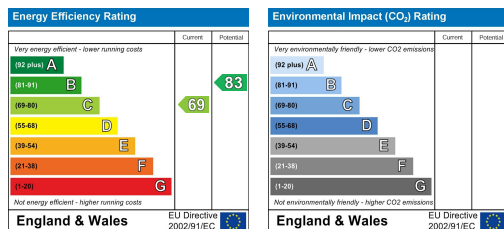
## Area Map



## 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>(1)</sup></b></p> <p>1821 ft<sup>2</sup><br/>169.3 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>60 ft<sup>2</sup><br/>5.6 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>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p style="text-align: right;"><b>GIRAFFE360</b></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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