



## 18 Chaplin Close

Wainscott ME3 8BY

**Offers Over £300,000**



Nestled in the sought-after area of Chaplin Close, Wainscott, this charming semi-detached house presents an excellent opportunity for both first-time buyers and families alike. The property boasts two well-proportioned bedrooms plus a garage room on the ground floor that has versatile accommodation, making it ideal for comfortable living. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this home is the delightful conservatory, which provides a lovely spot to enjoy the garden views throughout the year. The property also includes a convenient downstairs WC, enhancing the practicality of the living space. The freehold status ensures that you have complete ownership and control over your home.

Outside, you will find a rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the property benefits from a drive that accommodates parking for one vehicle, a valuable asset in this popular residential development.

The location is particularly appealing, with brilliant transport links that make commuting a breeze. Families will appreciate the access to good primary and secondary schools, ensuring that educational needs are well catered for. Being chain-free adds to the convenience of this property, allowing for a smoother transition into your new home.

In summary, this semi-detached house in Wainscott offers a wonderful blend of comfort, convenience, and community, making it a fantastic choice for your next home. Council tax band C.



## Area Map



## Floor Plans

Ground Floor

Approximate total area<sup>(1)</sup>  
836.89 ft<sup>2</sup>  
77.75 m<sup>2</sup>

Floor 1

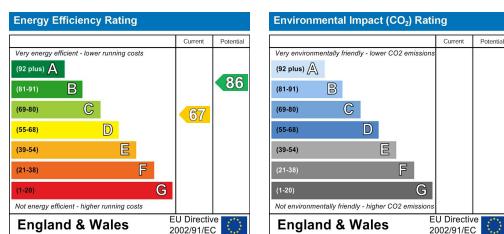
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Graph



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