



THE
HOMES
GROUP



Woodlands, Chatham, ME5 9JX
Asking price £750,000 Freehold



The Homes Group are delighted to present to the market this Executive Five bedroom Detached House with One bedroom self-contained Annexe. Set in a sought-after location, close to both Walderlade Village and Walderlade Woods, this house would make the perfect family home and provides flexibility of use.

Benefits include: Five bedrooms, 21'11 lounge with fireplace, 21'11 modern fitted kitchen/diner, annex (one bedroom, living room, kitchen (currently used as Utility room), and bathroom), en-suite to master bedroom, fitted wardrobes, family shower room with white suite, double glazing, central heating, outside store, rear garden with paved patio, and double detached garage with driveway parking for several cars.

The layout of the rooms as below:

Porch

5'10 x 4'0 (1.78m x 1.22m)

Entrance Hall

17'8 x 5'10 (5.38m x 1.78m)

Lounge

21'11 x 13'6 (6.68m x 4.11m)

Kitchen/Diner

21'11 x 11'4 (6.68m x 3.45m)

Landing

Bedroom One

15'9 x 11'0 (4.80m x 3.35m)

En-suite

11'0 x 5'9 (3.35m x 1.75m)

Bedroom Two

13'9 x 10'10 (4.19m x 3.30m)

Bedroom Three

13'9 x 10'10 widening to 13'3 (4.19m x 3.30m widening to 4.04m)

Bedroom Four

11'8 x 10'10 widening to 13'3 (3.56m x 3.30m widening to 4.04m)

Bedroom Five

10'6 x 6'2 (3.20m x 1.88m)

Shower Room

8'3 x 5'9 (2.51m x 1.75m)

Annexe Hallway

Lounge

12'7 x 10'9 (3.84m x 3.28m)

Kitchen (currently Utility room)

5'9 x 5'9 (1.75m x 1.75m)

Bathroom

5'9 x 5'8 (1.75m x 1.73m)

Annexe Bedroom

12'0 x 10'8 (3.66m x 3.25m)

Double Detached Garage

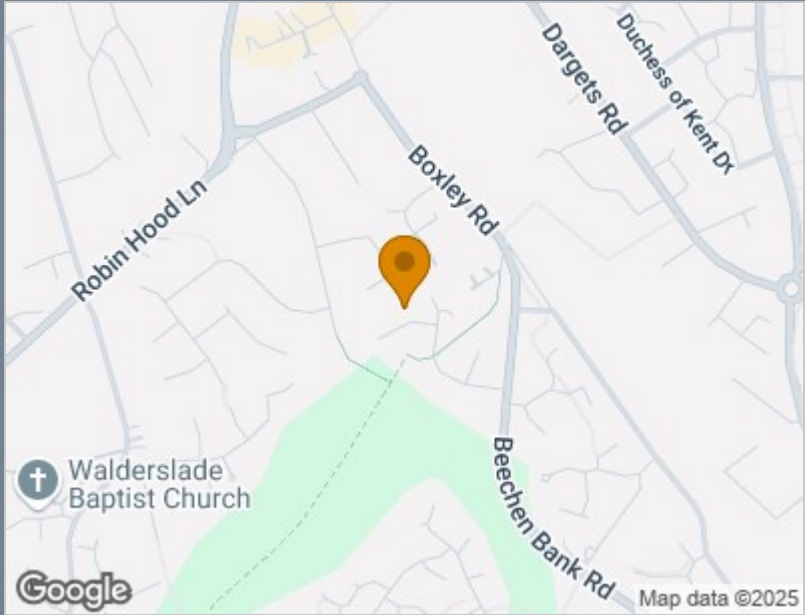
17'5 x 16'7 (5.31m x 5.05m)

Tenure: FREEHOLD

Council Tax: Band E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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.