



THE  
HOMES  
GROUP



Woodlands, Chatham, ME5 9JX  
Offers in excess of £700,000 Freehold



**SIX BEDROOMS - LARGE HOUSE** 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 Walderslade Village and Walderslade 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**

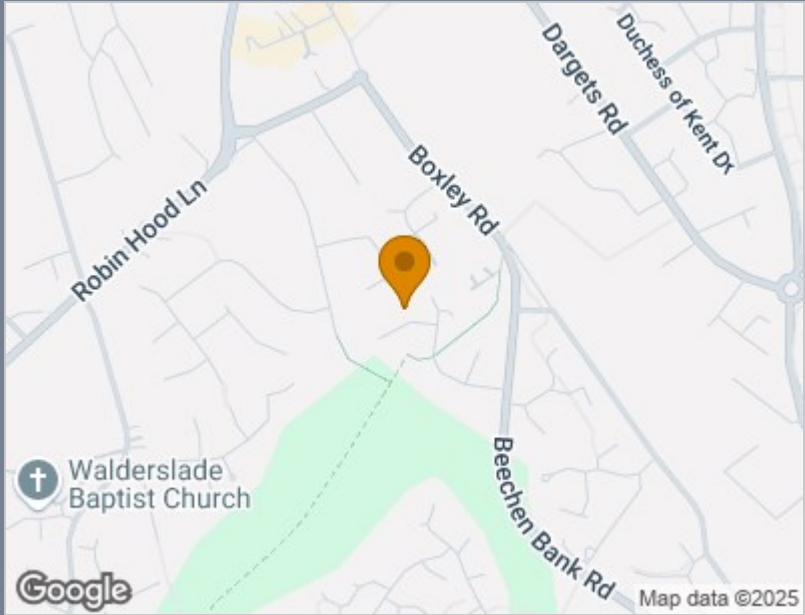
17'5 x 16'7 (5.31m x 5.05m)

**Tenure: FREEHOLD**

**Council Tax: Band E**







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

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