



# Farley Close

Chatham | ME5 8UF



REAL ESTATE

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# Farley Close

## Lordswood, Chatham, ME5 8UF

Welcome to Farley Close! This fantastic three-bedroom family home situated in the highly desirable Lordswood area of Chatham is now available for sale with no onward chain.

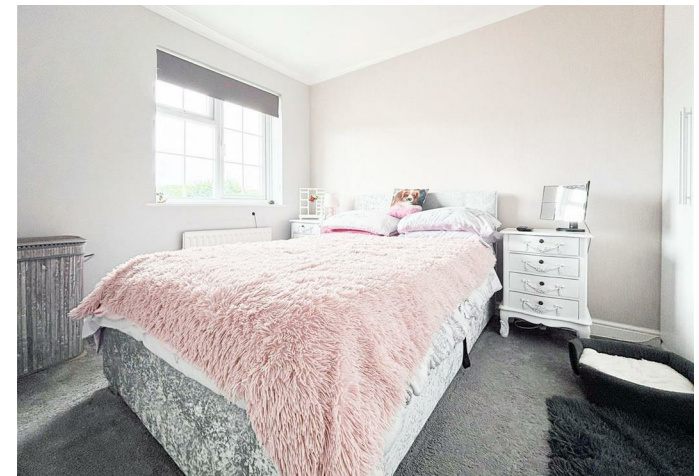
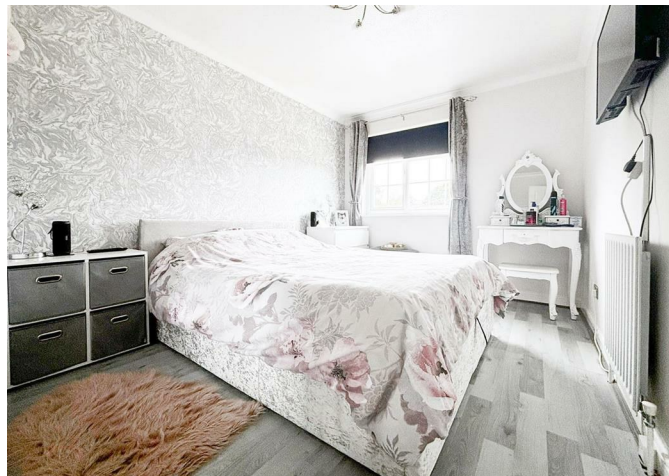
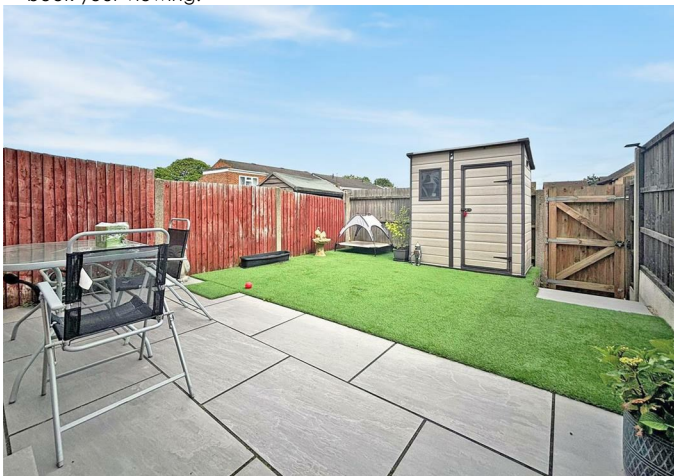
This welcoming property showcases modern interior design throughout, creating a stylish and cosy living space. On the ground level, you'll find a generously sized lounge, separate dining area perfect for hosting and entertaining, and a fitted kitchen ready with plenty of storage and surface space. Upstairs, the home continues to impress with three well-sized bedrooms, and the modern family bathroom designed with sleek fixtures and fittings. This layout is perfect for families looking for a home that combines style and practicality, with ample room for everyone to enjoy their own private space.

Externally, you will benefit from gardens at both the front and rear. The rear garden is designed for low maintenance, featuring an artificial lawn that provides a neat and tidy outdoor space without the need for extensive upkeep. Additionally, the property includes a garage en bloc to the rear, offering convenient storage and off-street parking.

Farley Close is well located within the area and you will benefit from being within walking distance from a variety of local amenities, including shops and popular local primary and secondary schools. As well as excellent transport links by train, car, and bus for easy access to surrounding towns, as well as the M2/M20 for quick connections to London and the Kent coast.

Don't miss out on the opportunity to view this property and see the potential this lovely family home has to offer, contact us today to book your viewing.

Offers Over £315,000



Entrance Porch

Entrance Hall

Lounge

14'4 x 12'2 (4.37m x 3.71m)

Dining Room

10'7 x 7'8 (3.23m x 2.34m)

Kitchen

10'7 x 7'2 (3.23m x 2.18m)

Bedroom

13'5 x 9'0 (4.09m x 2.74m)

Bedroom

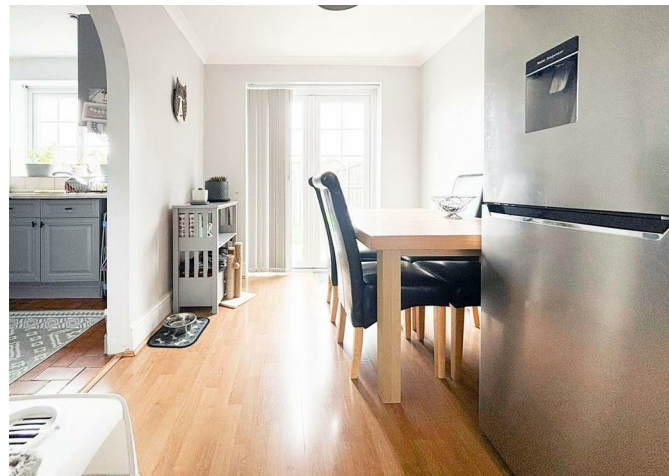
11'9 x 9'0 (3.58m x 2.74m)

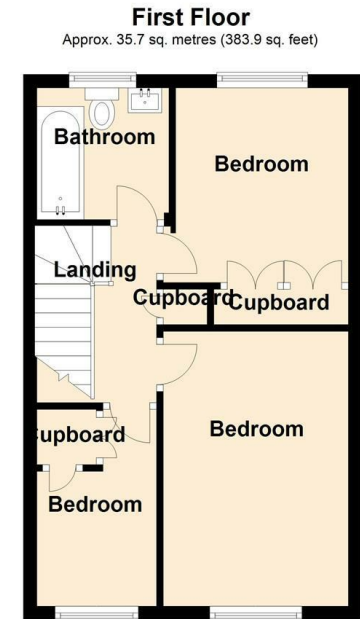
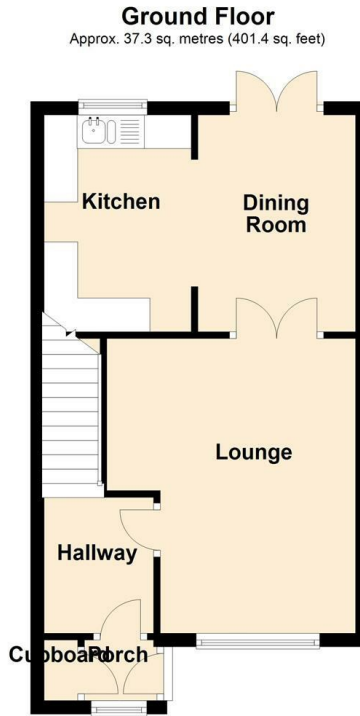
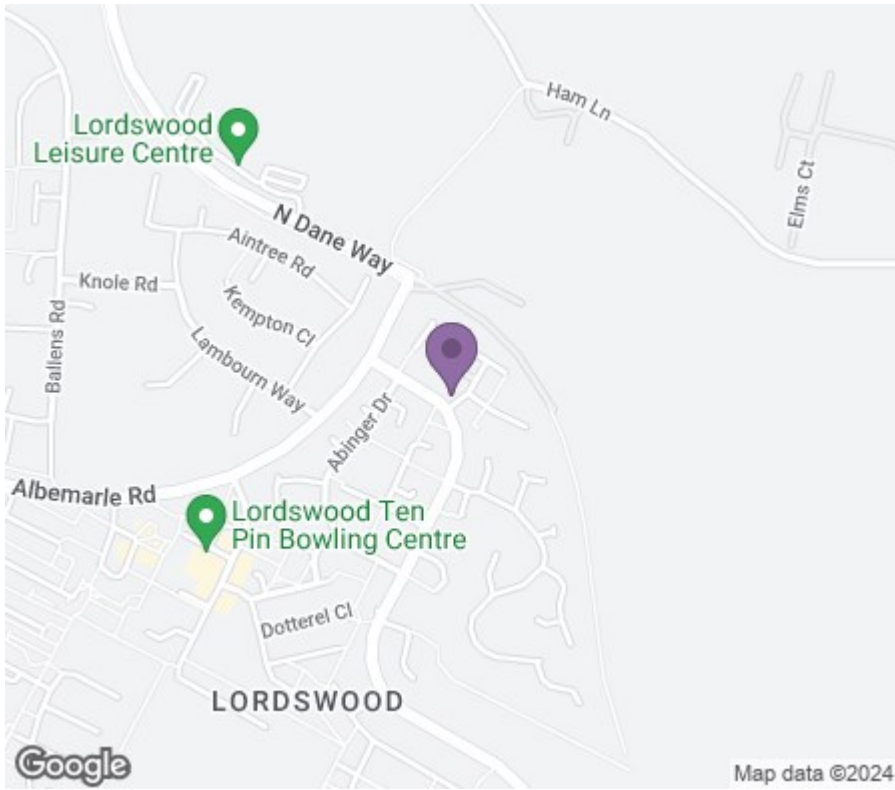
Bedroom

6'7 x 6'2 (2.01m x 1.88m)

Family Bathroom

6'5 x 6'5 (1.96m x 1.96m)





Total area: approx. 73.0 sq. metres (785.3 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

