



Sherwood Avenue, Walderslade, ME5 9PX  
Asking price £350,000 Freehold

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The Homes Group are delighted to present to the market this three bedroom semi-detached house. Set in a sought-after location, close to both Walderslade Village and Walderslade Woods, this house would make the perfect family home.

Benefits include: Three bedrooms, 18'5 fitted open plan kitchen/dining room, 12'0 lounge with feature fire, upstairs shower room, double glazing, central heating, approx 80' rear garden with bloc paved side vehicular access, detached garage, and front garden. Offered VACANT and with NO CHAIN

The layout of the rooms as below:

**Entrance Hall**  
12'0 x 6'0 (3.66m x 1.83m)

**Cloakroom**  
5'2 x 2'8 (1.57m x 0.81m)

**Lounge**  
12'0 x 11'11 (3.66m x 3.63m)

**Kitchen/Dining room**  
18'5 x 10'5 (5.61m x 3.18m)

**Landing**  
7'8 x 6'0 (2.34m x 1.83m)

**Bedroom One**  
11'11 x 10'2 (3.63m x 3.10m)

**Bedroom Two**  
11'7 x 10'6 (3.53m x 3.20m)

**Bedroom Three**  
8'10 x 7'9 (2.69m x 2.36m)

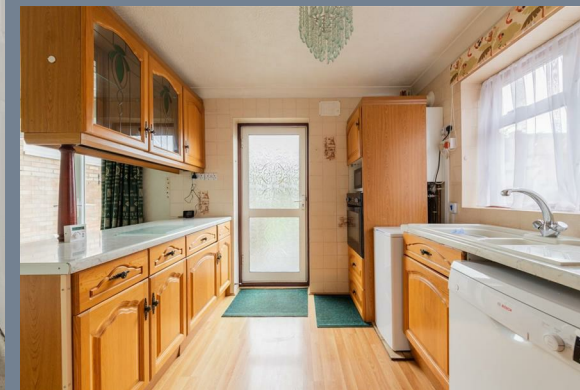
**Shower Room**  
6'4 x 5'6 (1.93m x 1.68m)

**Detached Garage**  
18'5 x 8'3 (5.61m x 2.51m)

**Rear Garden**  
79'11" x 31'0" approximate (24.38m x 9.45m approximate)

**Tenure: Freehold**

**Council Tax: Band C**









## Ground Floor

Approx. 40.4 sq. metres (435.3 sq. feet)

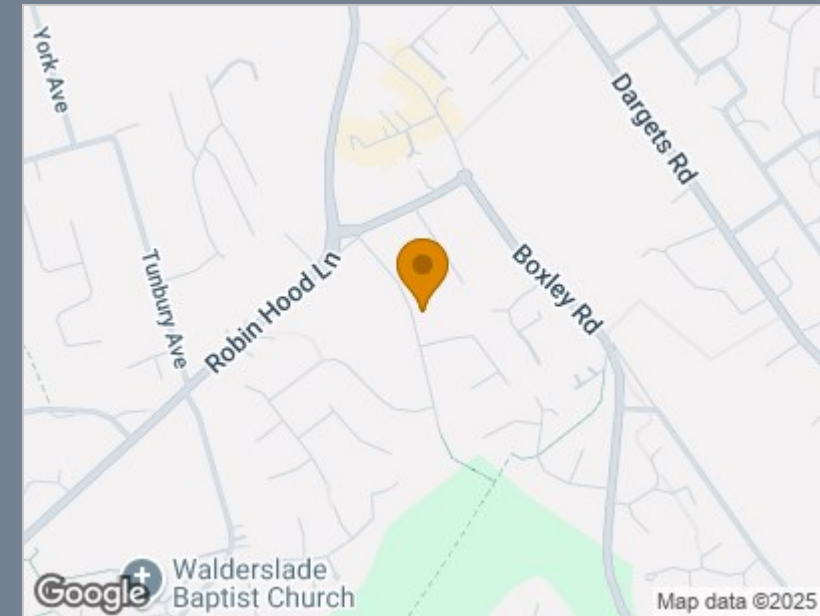


## First Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</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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