



 3
Bedrooms

 2
Bathrooms




Welcome to Wharf Lane, this fabulous 3 double bed roomed home is offered with NO FORWARD CHAIN and located in a semi rural location in the village of Cliffe with far reaching views across the marshes, the river Thames and beyond to Tilbury.

Park at ease with the 2 allocated driveway spaces to the front and come on in! The spacious hallway has the ever handy downstairs WC, great sized lounge and a great sized kitchen/diner with patio doors out to the rear garden which is perfect for entertaining. Upstairs offers the principal bedroom which benefits from an en-suite shower room, 2 further good sized double bedrooms and a family bathroom.

The property benefits from a large corner plot with wrap around south easterly facing garden a great sized space to enjoy the sunshine and the potential to extend the property subject to the usual planning permissions.

The village of Cliffe is situated in the north-western part of the Hoo Peninsula, benefiting from nature and wildlife areas including Cliffe Pools RSPB, the historic St Helen's church and nearby Cooling Castle. The local primary school is ofsted rated Outstanding and the village has a medical center, village pub and convenience stores.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Cliffe, ME3



