



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE





# Wordsworth Close, Chatham

## Guide Price £350,000



GUIDE PRICE - £350,000-370,000 - Hunters are delighted to offer to the market this fabulous three bedroom semi detached home in the popular location of Wordsworth Close in Princes Park, Chatham

A lovely property throughout, it offers everything you could wish for in your new home as the current owners have updated it throughout in the time they have spent here. Step inside to find a large lounge which is decorated beautifully. Lead on through to the kitchen which has plenty of space for a dining area. There is a 14ft approx conservatory which runs from the back of this which again offers space in abundance.

Upstairs you will find three good size bedrooms and the family bathroom, all of which are in modern condition throughout and ready for the lucky buyers to move in with no work required.

Outside is a lovely garden - there is a patio area which leads up to the decked area - perfect for enjoying family gatherings in the summer. There is also a lawned area which has been fully treated and painted for kids to enjoy safely. The views from the garden are stunning also and highlights the walks you could enjoy locally. There is also 8 solar panels being installed to the property which the new owners will benefit from.

Planning permission has been granted for a double story extension to the side of the property. The plans are in place if the new buyers wished to do so - more details of this can be requested to us.

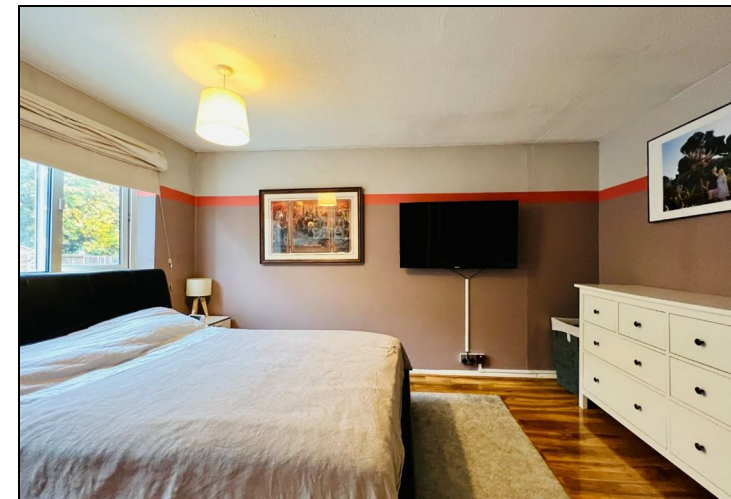
This really is a property to enjoy all year round and to fully embrace all of which there is to offer you would need to come and view it - call Hunters Medway today to arrange your viewing by appointment only.

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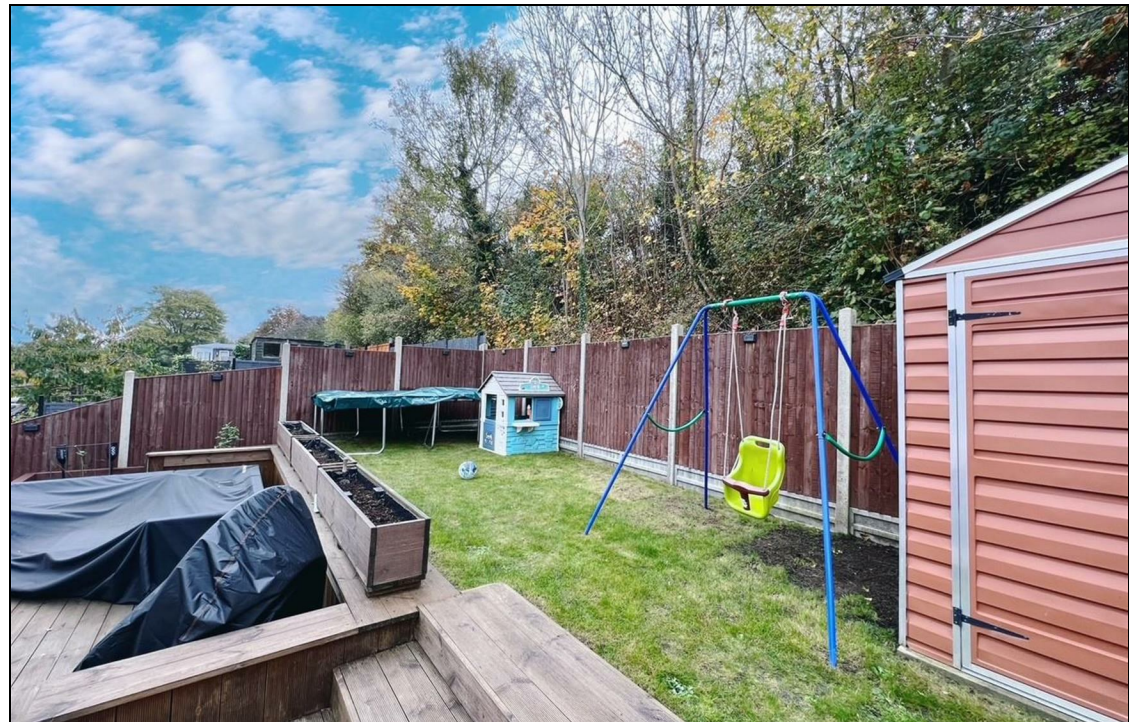


## KEY FEATURES

- SEMI DETACHED HOME
- THREE BEDROOMS
- PLANNING GRANTED TO EXTEND
  - SUPERB LOCATION
  - MODERN CONDITION
  - GOOD SIZE GARDEN
    - DRIVEWAY
- NEW EPC TBC SHORTLY

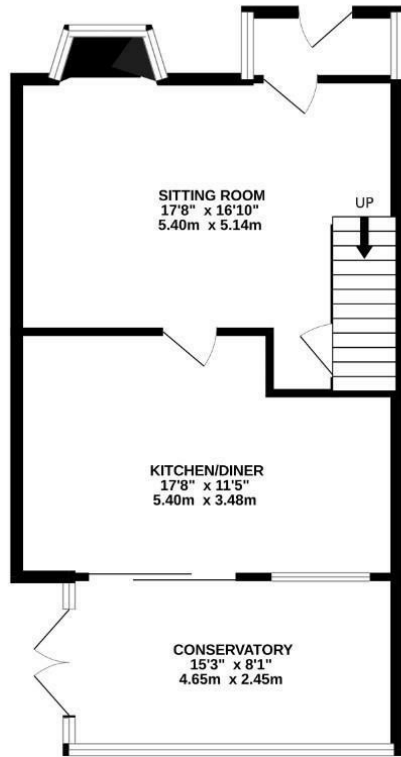




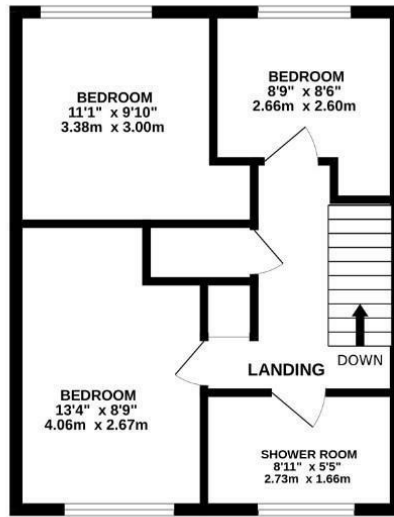




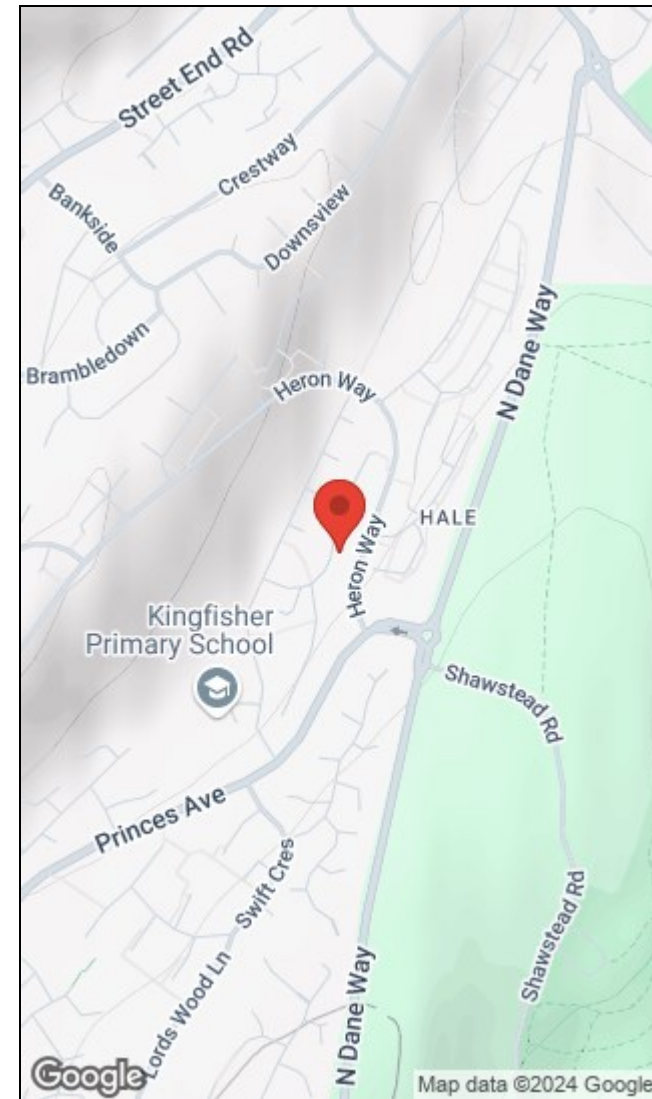
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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