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REEVE



19 Ryegrass Close

• Walderslade

Price: Price Range £650,000



19, Ryegrass Close, ME5 8JY
Price Range £650,000

- SUPERB EXECUTIVE 4 BEDROOM DETACHED BUNGALOW IN CUL-DE-SAC LOCATION
- OFFERS IN EXCESS OF £650,000
- DOUBLE GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES
- A NEUTRAL & VERY WELL PRESENTED PROPERTY THROUGHOUT
- FAMILY BATHROOM, EN-SUITE TO MAIN BEDROOM & SEPARATE WC
- COUNCIL TAX BAND "F"
- EPC RATING "B"
- SELF CONTAINED 1 BEDROOM ANNEX!!
- SPACIOUS GARDEN AREAS

Welcome to Ryegrass Close, Chatham - a stunning property that offers the perfect blend of space, comfort, and style. This detached bungalow boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4 spacious bedrooms and 3 modern bathrooms, this property offers the ideal layout for a growing family or those who enjoy having extra space. Not forgetting the 1 BEDROOM DETACHED ANNEX located to the rear of the garden!!

Situated in a peaceful neighbourhood, this property provides a tranquil retreat from the hustle and bustle of everyday life. The detached nature of the bungalow ensures privacy and a sense of exclusivity, allowing you to truly unwind in your own sanctuary.

One of the standout features of this property is the parking space available for up to 6 vehicles, not to mention the DOUBLE GARAGE. Say goodbye to the hassle of searching for parking - with ample space for your cars, you can come and go as you please without any stress.

Whether you're looking for a family home with room to grow or a peaceful abode to escape to, this property on Ryegrass Close has it all. Don't miss out on the opportunity to make this beautiful bungalow your own.

Entrance Porch

Twin UPVc entrance doors, twin hard wood doors to:

Entrance Hall

2 radiators.

WC

Double glazed window to front, white suite comprising low level WC and wash hand basin.

Lounge

17'11" max x 13'6" (5.47m max x 4.13m)

Double glazed French doors to rear garden. Feature fireplace with inset gas "living flame" fire, 2 radiators, double internal doors to :

Dining Room

14'9" max x 11'0" (4.50m max x 3.37m)

Double glazed window to rear, radiator.

Kitchen

12'2" x 8'6" (3.71m x 2.61m)

Double glazed window to rear. Cream fitted kitchen comprising base and eye level units with work surfaces over. Integrated washing machine and dishwasher. Cupboard housing "Vaillant" boiler. Built in double electric oven and hob with extractor fan over. Inset ceramic sink unit with side drainer and mixer tap.

Utility Area

13'8" max x 5'8" max (4.18m max x 1.74m max)

Double glazed door to rear garden, space for fridge/freezer. Radiator.

Bedroom 1

16'3" x 11'8" (4.97m x 3.57m)

Double glazed window to rear, radiator, opening to :

Dressing Area

5'8" x 5'3" (1.74m x 1.61m)

Door to :



En-suite Shower Room

10'5" x 5'8" (3.18m x 1.74m)

Frosted double glazed window to side. Suite comprising walk in shower cubicle with mains fed shower unit, pedestal wash hand basin and low level WC. Radiator.

Bedroom 2

12'10" x 10'1" (3.92m x 3.09m)

Double glazed window to front, radiator.

Bedroom 3

12'10" max x 10'0" max (3.92m max x 3.06m max)

Double glazed window to front, radiator, built in double wardrobe.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		84	
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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Bedroom 4/Office

8'5" x 7'10" (2.57m x 2.39m)

2 double glazed windows to front, radiator.

Family Bathroom

12'7" max x 6'8" max (3.84m max x 2.05m max)

Luxury suite comprising half size bath, shower cubicle, pedestal wash hand basin and low level WC. Built in airing cupboard housing hot water cylinder. Radiator. Frosted double glazed window to side.

Exterior

Rear Garden

Large established rear garden mainly laid to artificial lawn and block paved patio areas. Fenced and walled to boundaries. Further paved patio area to front of annex.

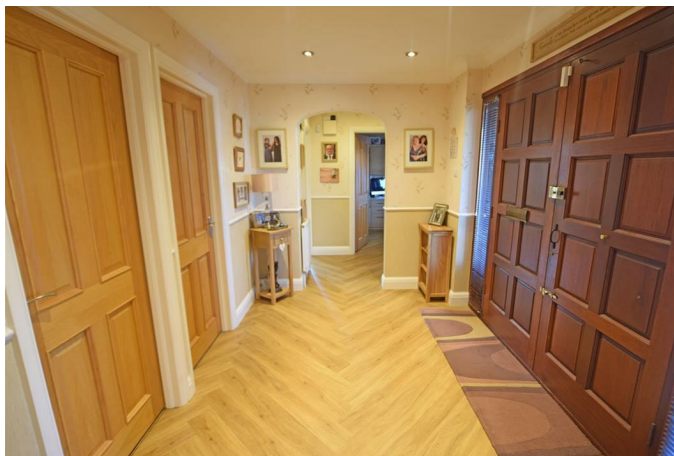
AGENT NOTE : THE PROPERTY ALSO BENEFITS FROM SOLAR PANELS

Self Contained Annex

Comprising of:

Kitchen/Breakfast Room. 3.62m x 2.41m Modern fitted kitchen comprising base and eye level units with work surfaces over. Integrated washing machine and fridge/freezer. Built in electric oven and hob with extractor fan over. Double glazed window to front.

Lounge/Dining Room: 5.75m max x 4.37m red to 3.61m. Double glazed window to front, 2 double glazed windows to rear. 2 electric wall mounted heaters.



Bedroom: 2.97m x 2.45m. Double glazed window to rear, double glazed door to side.

Shower Room: Suite comprising walk in shower cubicle, low level WC and wash hand basin. Frosted double glazed window to front

Frontage

Block paved driveway providing off road parking for numerous cars. Twin gates giving access to;

Double Garage

19'0" x 18'10" (5.81m x 5.75)

Twin up and over doors, power and light.

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

Important Notice

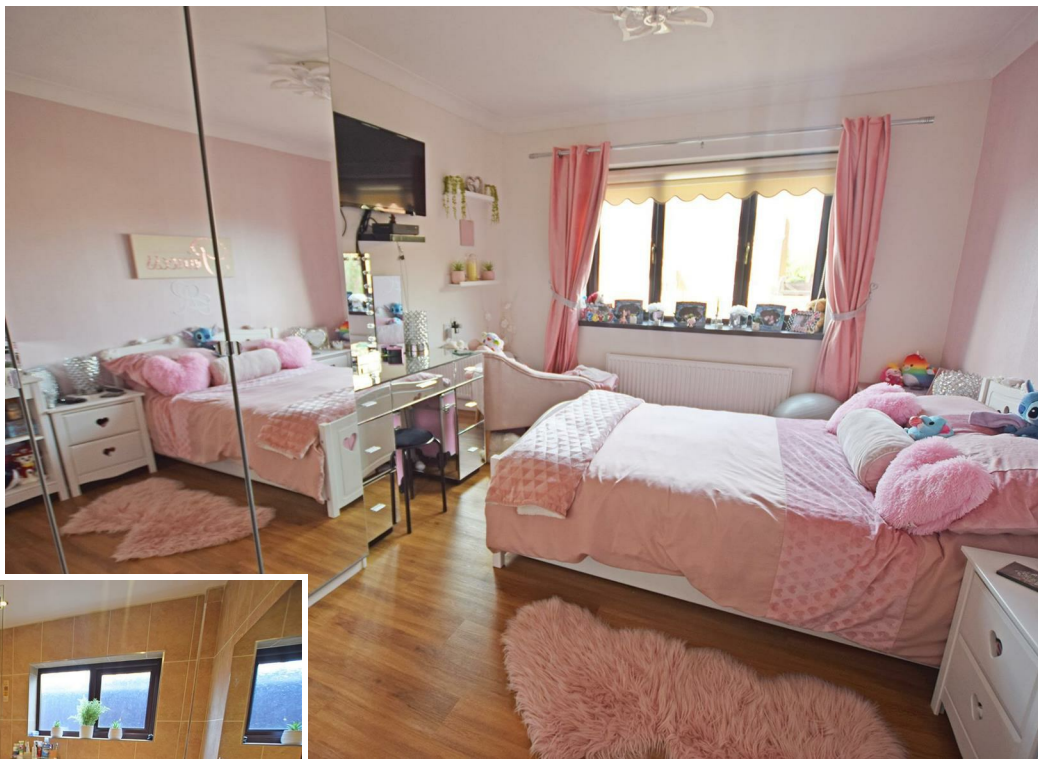
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



GROUND FLOOR
2274 sq.ft. (211.3 sq.m.) approx.



TOTAL FLOOR AREA: 2274 sq.ft. (211.3 sq.m.) approx.

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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