



REAL ESTATE
ESTATE AGENCY - REDEFINED



Charlotte Close
Chatham | ME5 7LQ



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Charlotte Close , Chatham, ME5 7LQ

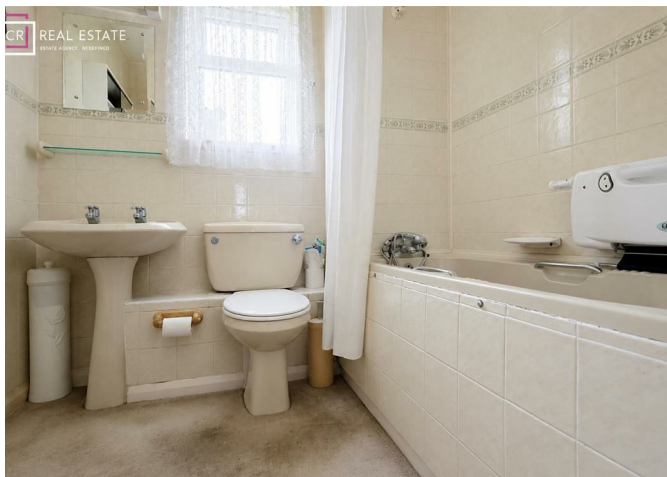
Guide Price £325,000 - £350,000

A well-presented three-bedroom detached family home offered for sale with no onward chain, situated in a popular residential location close to local amenities and convenient motorway links.

The ground floor comprises a spacious lounge, a separate dining room and a fitted kitchen, providing practical and versatile living space for modern family life. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private and enclosed rear garden, ideal for families and entertaining, along with off-street parking and a garage to the front.

Guide Price £325,000



Entrance Hall

Lounge

13'4 x 12'6 (4.06m x 3.81m)

Dining Room

10'2 x 8'1 (3.10m x 2.46m)

Kitchen

10'2 x 8'1 (3.10m x 2.46m)

Bedroom

12'2 x 9'1 (3.71m x 2.77m)

Bedroom

9'2 x 9'1 (2.79m x 2.77m)

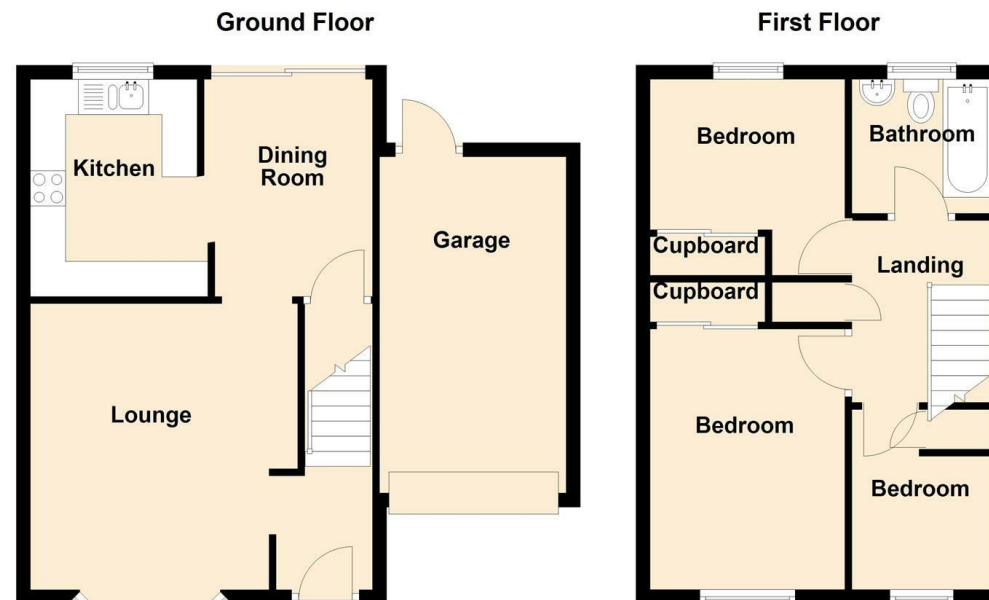
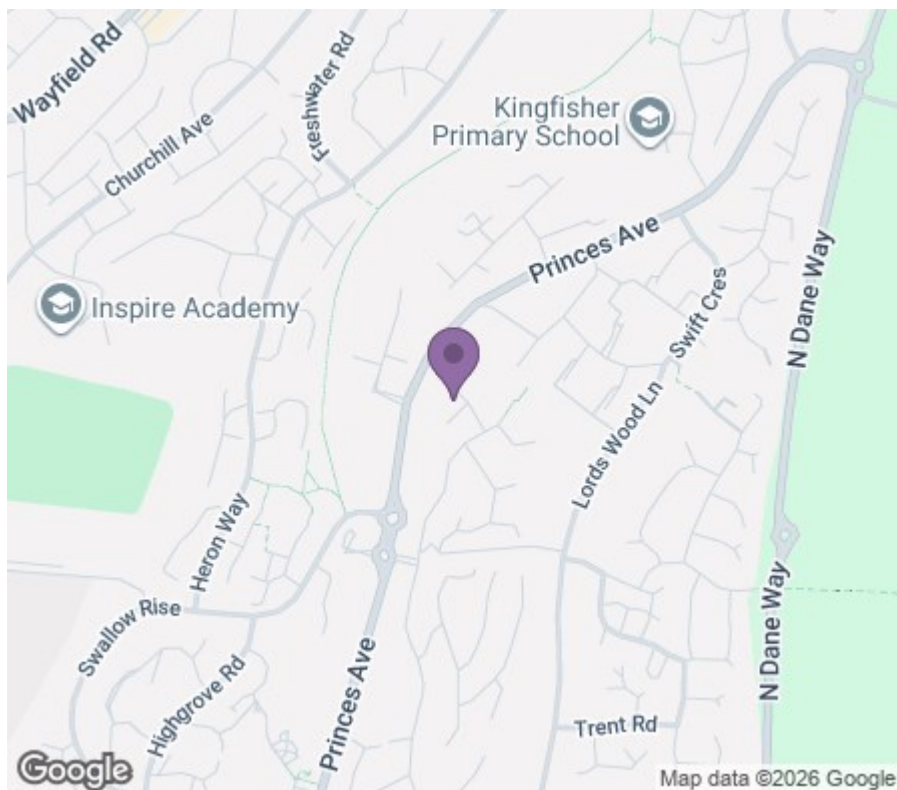
Bedroom

8'5 x 6'7 (2.57m x 2.01m)

Bathroom

6'7 x 6'3 (2.01m x 1.91m)





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

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.