



Cranleigh Gardens | | Chatham | ME4 6UN

Offers over £315,000



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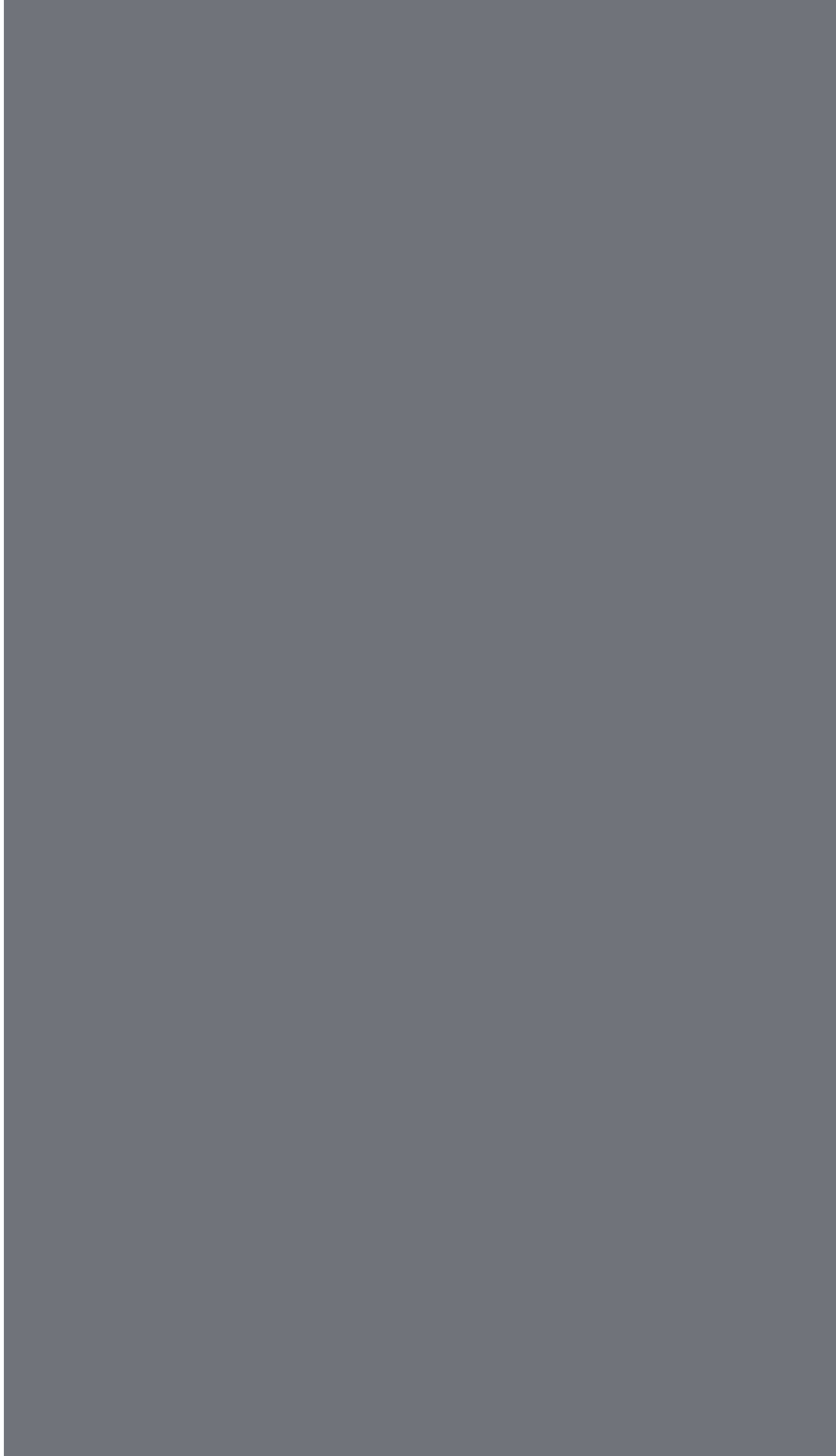
Situated in a popular residential location, this attractive three-bedroom end-of-terrace family home offers over 1,065 sq ft of versatile accommodation, a generous rear garden, driveway parking, garage and a superb summer house, making it an ideal purchase for growing families and London commuters alike.

The property welcomes you with a spacious entrance hall leading to two separate reception rooms. The living room provides a comfortable space to relax, whilst the dining room creates the perfect setting for family meals, entertaining and working from home. The kitchen overlooks the garden and offers practical everyday living with direct access outside.

Upstairs are three well-proportioned bedrooms and a modern family bathroom. The layout provides flexibility for young families, those requiring a home office, or buyers looking for additional guest accommodation.

- Three-bedroom end-of-terrace family home
- Two reception rooms
- South-facing rear garden
- Private driveway and garage
- Popular residential location
- Over 1,065 sq ft of accommodation
- Modern family bathroom
- Versatile summer house/home office
- FTTP broadband up to 1Gbps
- Ideal for families and London commuters







TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) 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	

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