




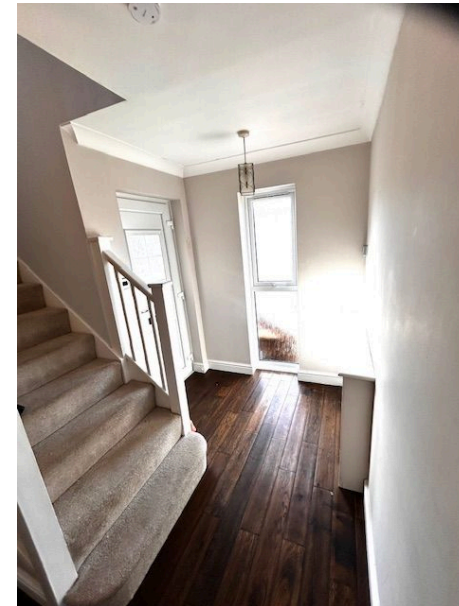
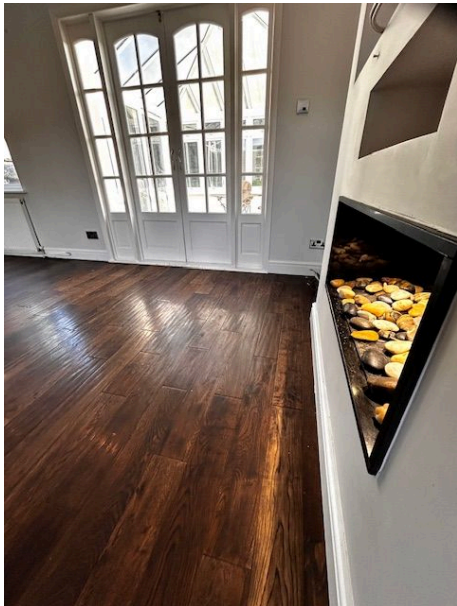


Your Logo

Brenzett Close, Chatham, Kent, ME5 7NB

Fixed Price £385,000

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NEW TO MARKET – NO ONWARD CHAIN

A great three-bedroom detached home located within the area of Walderslade and perfectly positioned in a quiet cul-de-sac, just a short walk from a large supermarket and local amenities as well being nicely positioned for access to the Medway Towns, Maidstone and the M2 Motorway making this ideal for families or professionals seeking comfort and convenience in a sought-after Kent location.

Property Features:

Entrance Hallway: Welcoming and spacious, providing access to all ground floor rooms.

Lounge: Generous space for family living and entertaining, accommodating multiple seating arrangements.

Downstairs Cloakroom: Practical addition for family convenience.

Kitchen/Dining Area: Well-appointed with ample worktop and storage, ideal for everyday cooking and dining.

Conservatory: Bright, versatile space with garden views – perfect as a dining area, sitting room, or home office.

Bedrooms: Three well-proportioned bedrooms on the first floor, providing comfortable accommodation for the whole family.

Family Bathroom: Spacious and functional, serving all bedrooms.

External Features:

Private Rear Garden: Secluded and ideal for outdoor relaxation or entertaining.

Decking Area: Perfect for al fresco dining or summer gatherings.

Garage: Offers secure parking and additional storage.

Additional Benefits:

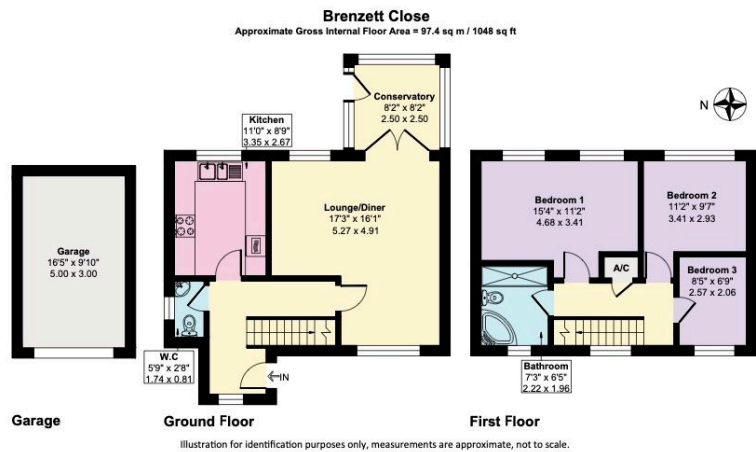
Fully double-glazed throughout for energy efficiency.

Peaceful cul-de-sac location with easy access to local amenities.

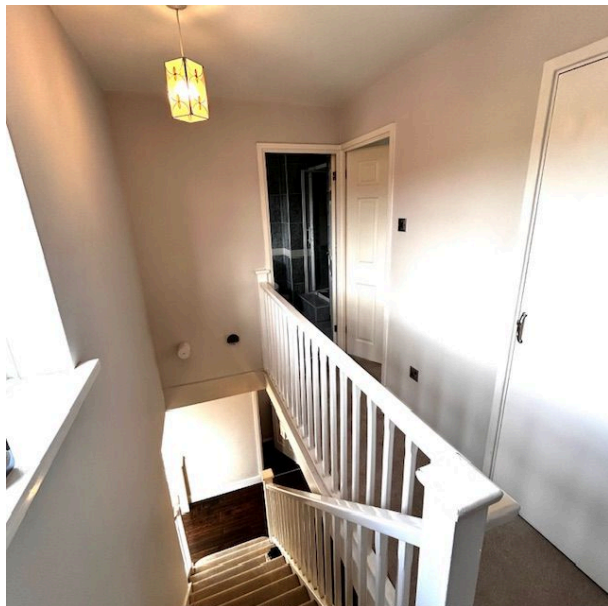
Offered with no onward chain, allowing for a smooth and swift purchase.

Ref: MW1417





- 3 Bedroomed detached house
- Fitted kitchen with oven and hob
- Conservatory
- Rear garden & secluded decking area to the side of the property
- Garage with electric door
- Spacious lounge
- Downstairs cloakroom
- Family bathroom with corner bath and separate shower cubicle
- Cul de sac location, conveniently situated for access into Medway, Maidstone and the Motorways



02/02/2024, 11:16 Energy performance certificate (EPC) - Find an energy certifica... GOVERN

Energy performance certificate (EPC)

7 Brenzett Close CHATHAM ME5 7NB	Energy rating C	Valid until: 21 September 2033
Certificate number: 2040-2501-5070-0401-9432		
Property type	Detached house	
Total floor area	83 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standard-landlord-guidance>.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	64
55-68	D		
39-54	E		
21-38	F		
1-20	G		