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 HARRISONS  
REEVE



28 Hutsford Close

• Parkwood

Price: £325,000



28, Hutsford Close, , ME8 9SS  
£325,000

- PRICE £325,000
- BUNGALOW
- SEMI-DETACHED
- TWO BEDROOMS
- PARKING SPACE FOR 1 CAR
- NO ONWARD CHAIN
- NEWLY REFURBISHED
- CLOSE TO PARKWOOD SHOPS
- MEDWAY COUNCIL TAX BAND C
- EPC TBC



Nestled in the charming area of Hutsford Close, Parkwood, this delightful SEMI-DETACHED BUNGALOW presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, this property is ready for you to move in and make it your own.

The bungalow boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

Additionally, the property features a sun room, which allows for an abundance of natural light and offers a lovely spot to unwind while enjoying views of the surrounding garden.

The well-appointed bathroom ensures that your daily routines are both practical and pleasant. For those with vehicles, the property includes a garage with a parking space in front.

This bungalow is not only a wonderful home but also benefits from its location in Parkwood, which offers a range of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Medway Council Tax band C  
EPC - TBC

**PORCH**  
4'11" x 4'3" (1.5 x 1.3)

**ENTRANCE HALL**

**KITCHEN**  
8'2" x 7'10" (2.5 x 2.4)

**LOUNGE**  
15'1" x 9'10" (4.6 x 3.0)

**SUN ROOM**  
7'2" x 5'10" (2.2 x 1.8)



**BATHROOM**  
6'10" x 6'2" (2.1 x 1.9)

**BEDROOM 1**  
11'9" x 10'2" (3.6 x 3.1)

**BEDROOM 2**  
9'2" x 8'10" (2.8 x 2.7)

**GARAGE**

**GARDENS**

FRONT - Driveway and the rest is laid to lawn.

REAR - Side access - patio areas and the rest is laid to lawn.

**NB**

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

Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

**AML Charges**

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

**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.

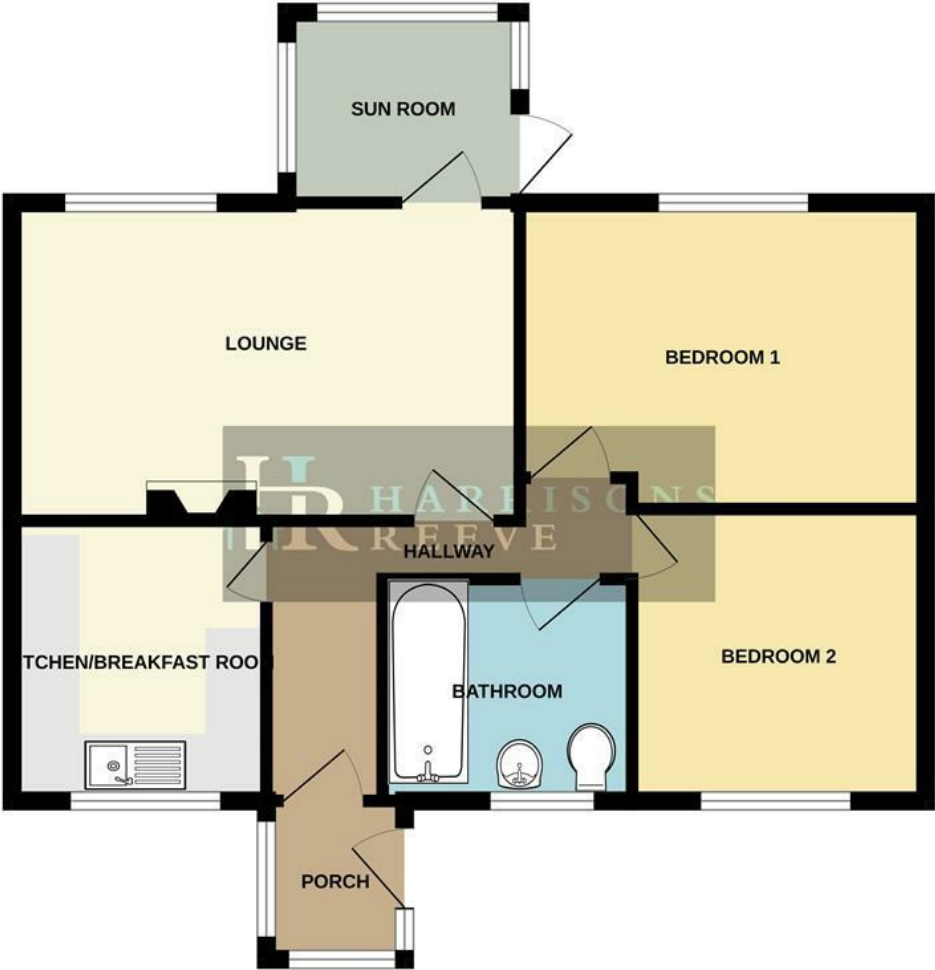


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Harrisons Reeve Harrisons Reeve Office**  
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GROUND 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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