



## 17 Poachers Close

Lordswood ME5 8JF

**Guide Price £400,000**



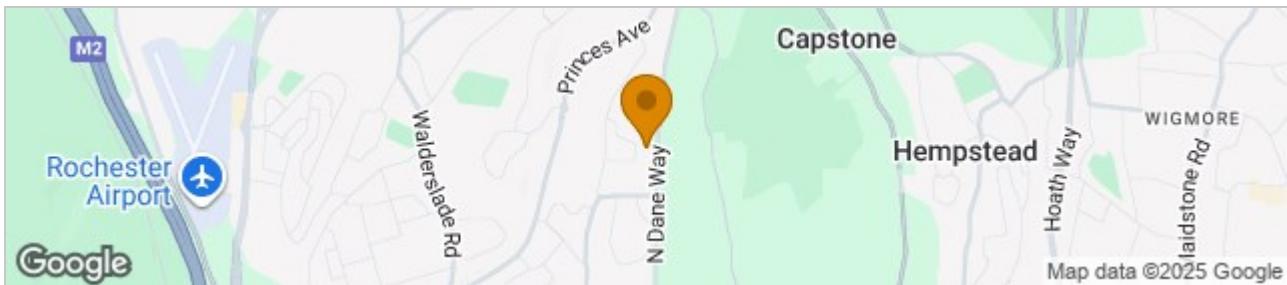
GUIDE PRICE £400,000 - £425,000

Welcome to the charming Poachers Close Lordswood, this delightful detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,281 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home. Built in 1987, this residence has been meticulously maintained, ensuring a welcoming atmosphere for its new owners.

Upon entering, you are greeted by the modern kitchen which is a highlight of the home, designed with both style and functionality in mind, perfect for culinary enthusiasts. Next you'll find a spacious lounge that seamlessly flows into the dining room, enhanced by stunning bifold doors that open up to the lovely courtyard garden. This outdoor space is adorned with established plants and shrubs, providing a tranquil retreat for relaxation or entertaining guests. The first floor features three wonderful bedrooms and a generously sized family bathroom, complete with a luxurious double shower and a bath, catering to all your bathing needs. Additionally, the property includes a convenient cloakroom and a utility area, adding to the practicality of everyday living. Parking is a breeze with space for two vehicles, complemented by a garage for extra storage. The location is particularly advantageous, with local schools, shops, and motorway links just a stone's throw away, making it an excellent choice for families and commuters alike. With an Energy Performance Certificate rating of C and a council tax band D, this property not only offers a comfortable living space but also represents a sound investment. This well-appointed home in Chatham is ready to welcome its new owners, providing a perfect setting for creating lasting memories.



## Area Map



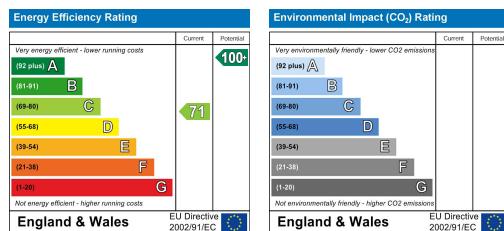
## Floor Plans



Total Area: 99.1 m<sup>2</sup> ... 1067 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Energy Efficiency Graph



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