



**Charlotte Close**  
Chatham | ME5 7LQ

# 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)

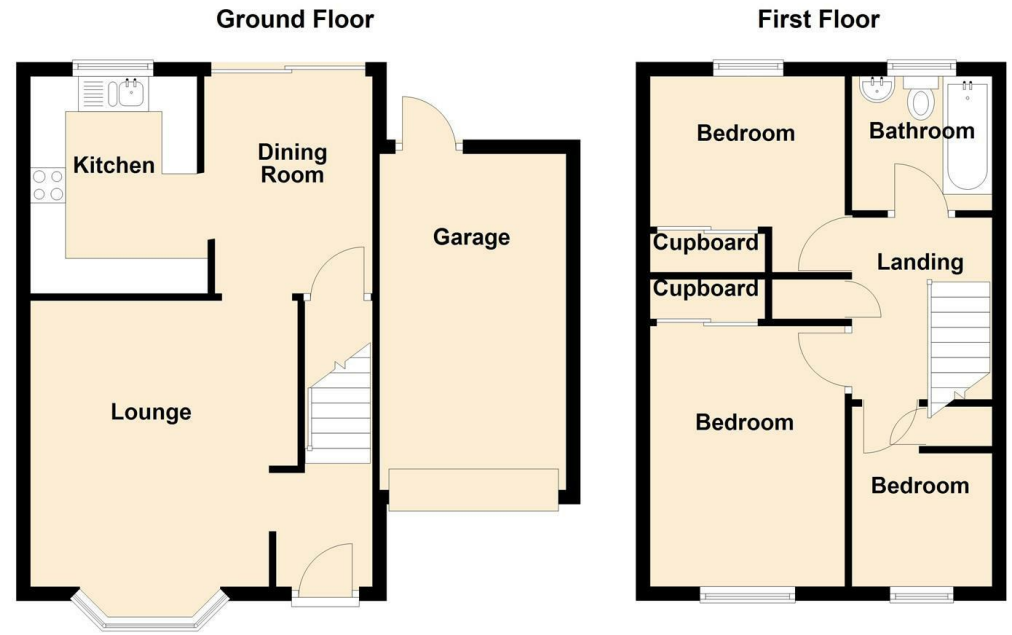
## Bedroom

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

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