



Three Bedroom Semi-Detached House  
Croydon Close, Lordswood, Chatham, Kent, ME5 8RS

Offers Over £325,000  
Freehold

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## Description

Situated in the ever popular area of Lordswood with its schools, local shops and leisure centre, this beautifully presented house would be ideal for first time buyers or families alike. There is an entrance porch with heater. One of the many benefits of this property is the underfloor heating downstairs with zoneable heating controls to optimise comfort but minimise costs. The lounge is to the front aspect with staircase to first floor. The bright and airy kitchen/breakfast room has integral dishwasher, hob & oven. There is also a breakfast bar and combi boiler with some warranty remaining. The conservatory has a pitched roof. Upstairs are three bedrooms with fitted blinds. The bathroom has a bath with shower over. The rear garden is of generous proportion with cabin/office plus two sheds for ample storage. Rear access leads to the allocated parking space.

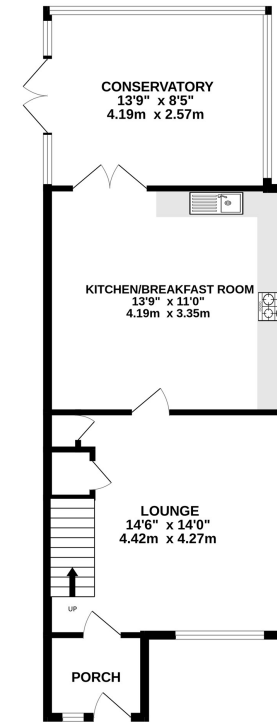
## Key Features

- Three Bedrooms
- Semi-Detached House
- Conservatory
- Garden Office/Cabin
- Allocated Parking to Rear
- Excellent Order Throughout
- Cul-De-Sac
- Downstairs Underfloor Heating

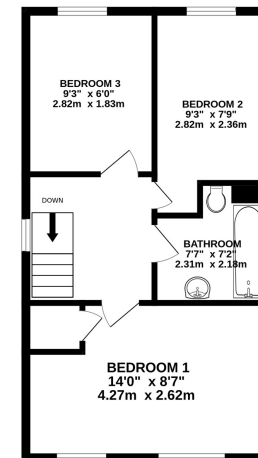
## Local Area

Lords Wood is a suburb of Chatham, located approximately 3 miles outside of Chatham Town Centre. With local amenities including local shops, schools and a sports leisure centre. With frequent bus services in to the main town centres and mainline railway stations. For those who need to commute, the property is close to Kings Ferry commuter coach pick up points and both the M2/M20 motorways servicing the coast and London.

GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



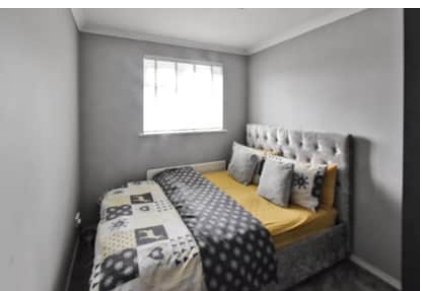
1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.

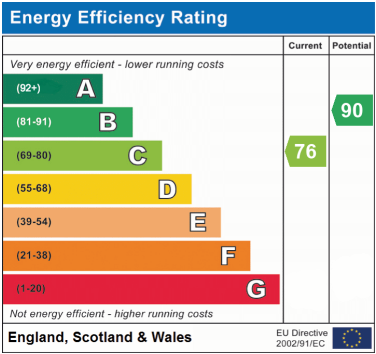
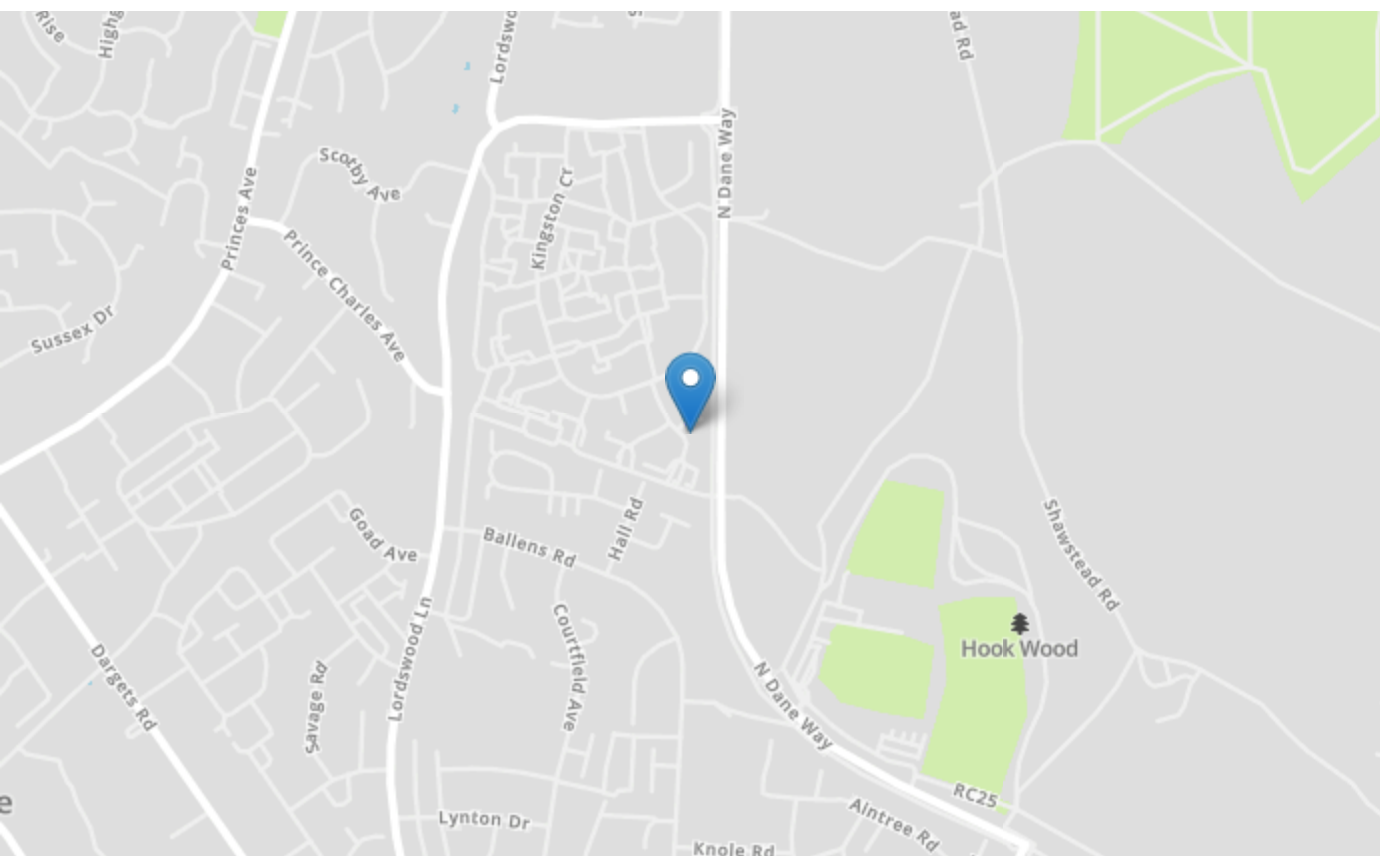
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Property Location

Croydon Close, Lordswood, Chatham, Kent, ME5 8RS



Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band C

**Greyfox Walderslade**  
Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent  
ME5 9LR  
Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

**Greyfox Rainham**  
67C High Street  
Rainham  
Kent  
ME8 7HS  
Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

**Agent Notes**  
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