



VIEW FROM FRONT

KINGSWAY



Offers Over £575,000 Freehold

THE PROPERTY

Wonderful location. Set back off of the road in a highly desirable area, with panoramic views to the front of the property overlooking Darland Banks, a Kent Wildlife Trust area. Great place for walking and exploring nature with convenient access to local shops, Chatham Town Centre, Gillingham and Hempstead. Medway Maritime Hospital and local infant and junior schools are also nearby.

The property itself provides generous family accommodation. On the ground floor level is an entrance porch and hallway with a handy downstairs cloakroom. The lounge faces to the front aspect with the lovely views and benefits from a log burner, a welcome feature. There is a separate dining room with doors leading to the conservatory/sunroom. The kitchen is of a good size with ample storage units and work surfaces.

To the first floor are three bedrooms, two of which are of a double size with the principal bedroom benefitting from built in wardrobes and making the most of the fantastic views. The bathroom benefits from having a corner bath and a large shower cubicle. Stairs from the first floor lead to the attic bedroom which is of double size and has velux style windows.

The rear garden is fence and brick enclosed with lawn and patio area. There is also side and rear access to the large garage which has an electric door and additional parking for 2 vehicles.

Amazing property, must be viewed.





Porch

Hallway

Lounge

15' 6" x 14' 0" (4.72m x 4.27m)

Dining Room

13' 11" x 12' 0" (4.24m x 3.66m)

Conservatory

13' 9" x 11' 8" (4.19m x 3.56m)

Kitchen

16' 6" x 9' 3" (5.03m x 2.82m)

WC

Bedroom 1

15' 9" x 14' 0" (4.80m x 4.27m)

Bedroom 2

13' 11" x 12' 0" (4.24m x 3.66m)

Bedroom 4

8' 0" x 7' 1" (2.44m x 2.16m)

Bathroom

8' 7" x 7' 11" (2.62m x 2.41m)

Bedroom 3

20' 0" x 14' 0" (6.10m x 4.27m)

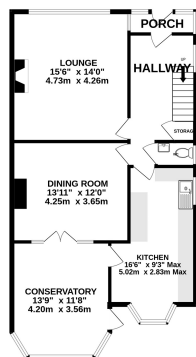
Garage

22' 5" x 16' 5" (6.83m x 5.00m)

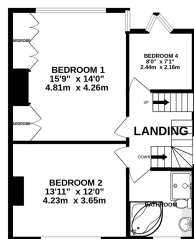


KINGSWAY, DARLAND BANKS, CHATHAM, KENT, ME5 7HT

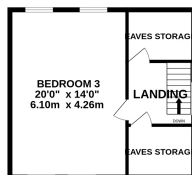
GROUND FLOOR
1201 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



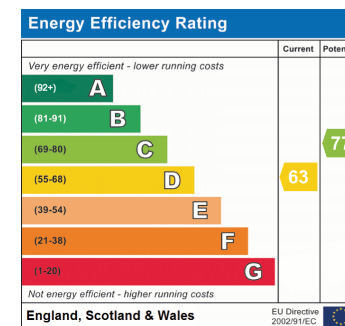
2ND FLOOR
439 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 2211 sq.ft. (205.4 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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EFFICIENCY RATINGS

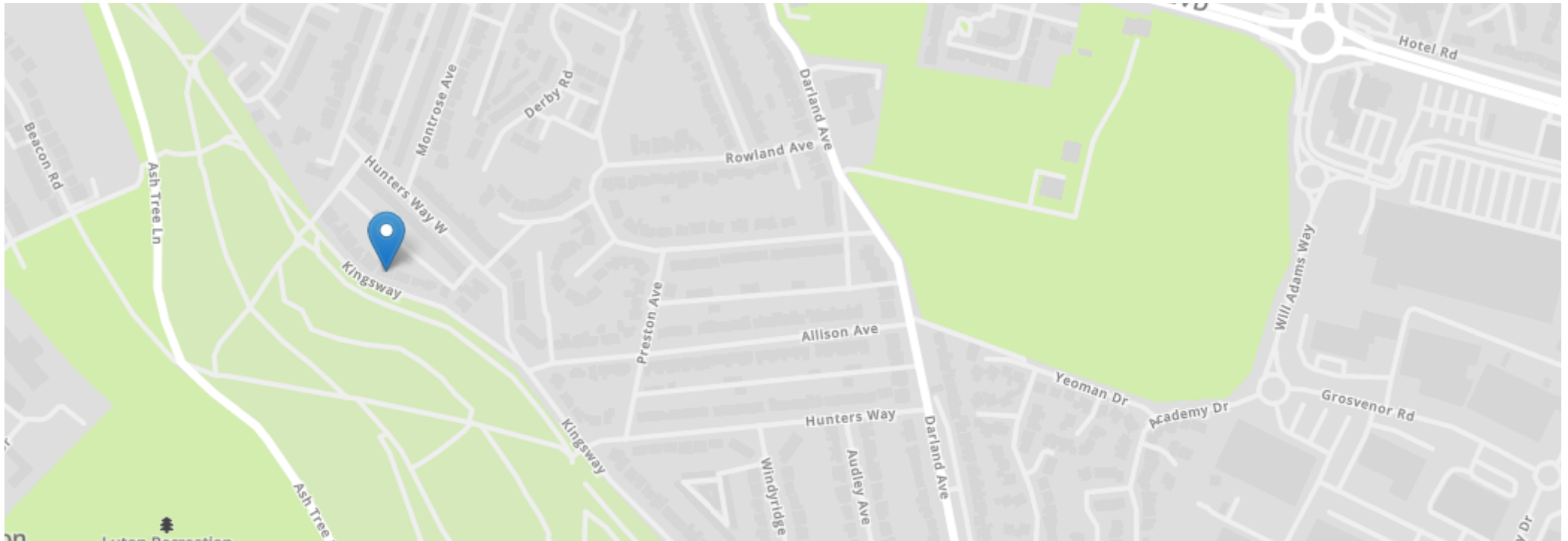


AGENT NOTES

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Local Authority

Medway
Band D



SITUATION

Darland Banks is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre, Gillingham offers a host of amenities including ice skating, Capstone ski centre, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

DIRECTIONS

From Walderslade Village Bypass, continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. At the roundabout, take the 1st exit onto North Dane Way. At the roundabout, take the 3rd exit onto Capstone Road. At the roundabout, take the 1st exit onto Ash Tree Lane and turn right onto Rainham Rd/A2. Turn right onto Beechwood Avenue and turn right onto Kingsway.

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Greyfox Prestige Walderslade

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