



Four Bedroom Terraced House

Sunnymead Avenue, Gillingham, Kent, ME7 2EB

Guide Price £350,000

Freehold

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Description

Guide Price £350,000-£375,000 A spacious four-bedroom extended terraced home, ideally located in a popular part of Gillingham, close to excellent local amenities including highly regarded schools, Gillingham Mainline Station, and a wide range of shops. Extended to the rear and benefiting from a loft conversion, this property offers generous and versatile living space throughout. The ground floor comprises a welcoming entrance hall, a separate lounge with bay window, and a dining room/playroom which opens into an impressively sized kitchen, perfect for modern family living. A convenient downstairs WC completes the ground floor. On the first floor are two well-proportioned double bedrooms, one with built-in wardrobes, a good-sized single bedroom, and a modern family bathroom. The second-floor loft conversion features a further spacious double bedroom flooded with natural light from multiple windows, along with a stylish en-suite shower room. Externally, the rear garden is low maintenance, offering decking and artificial grass areas, with access to a detached garage providing additional storage or parking. To the front, the property benefits from a paved driveway. Homes offering this level of space in such a desirable location are rarely available, pick up the phone and start dialling the Greyfox Sales Team in Rainham to arrange your viewing now!

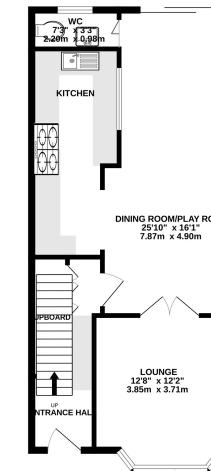
Key Features

- Extended Four Bedroom Terraced Home
- Popular Gillingham Location Close To Good Schools, Shops And Local Amenities
- Separate Lounge With Beautiful Bay Window
- Ensuite To The Main, Modern Family Bathroom & Downstairs W/C
- Open-Plan Dining/Playroom Leading To Large Kitchen
- Walking Distance To Gillingham Mainline Station
- Ample Parking With Driveway To The Front & Detached Garage To The Rear
- South West Facing Low Maintenance Rear Garden With Decking And Artificial Grass

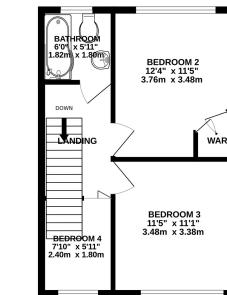
Local Area

Gillingham 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, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

GROUND FLOOR
633 sq ft. (58.6 sq m.) approx.



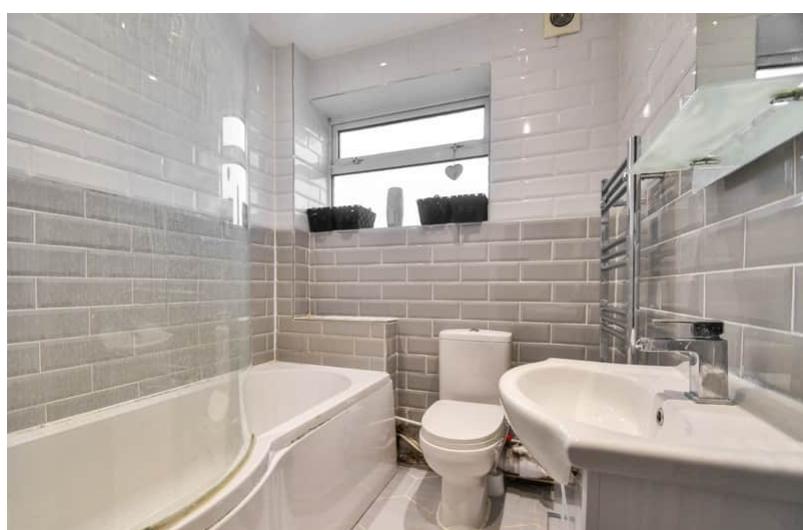
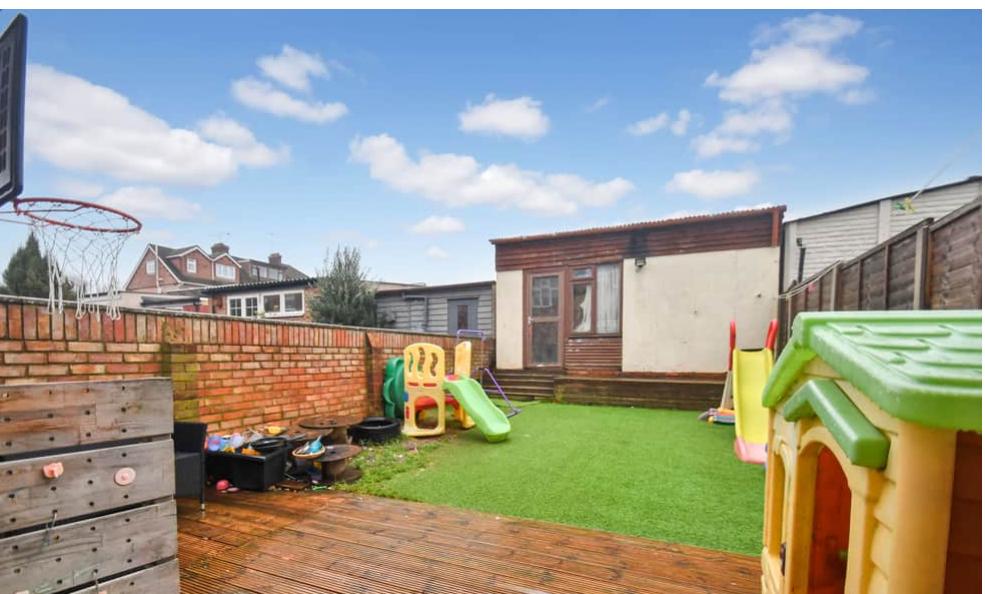
1ST FLOOR
397 sq ft. (36.9 sq m.) approx.



2ND FLOOR
218 sq ft. (20.2 sq m.) approx.

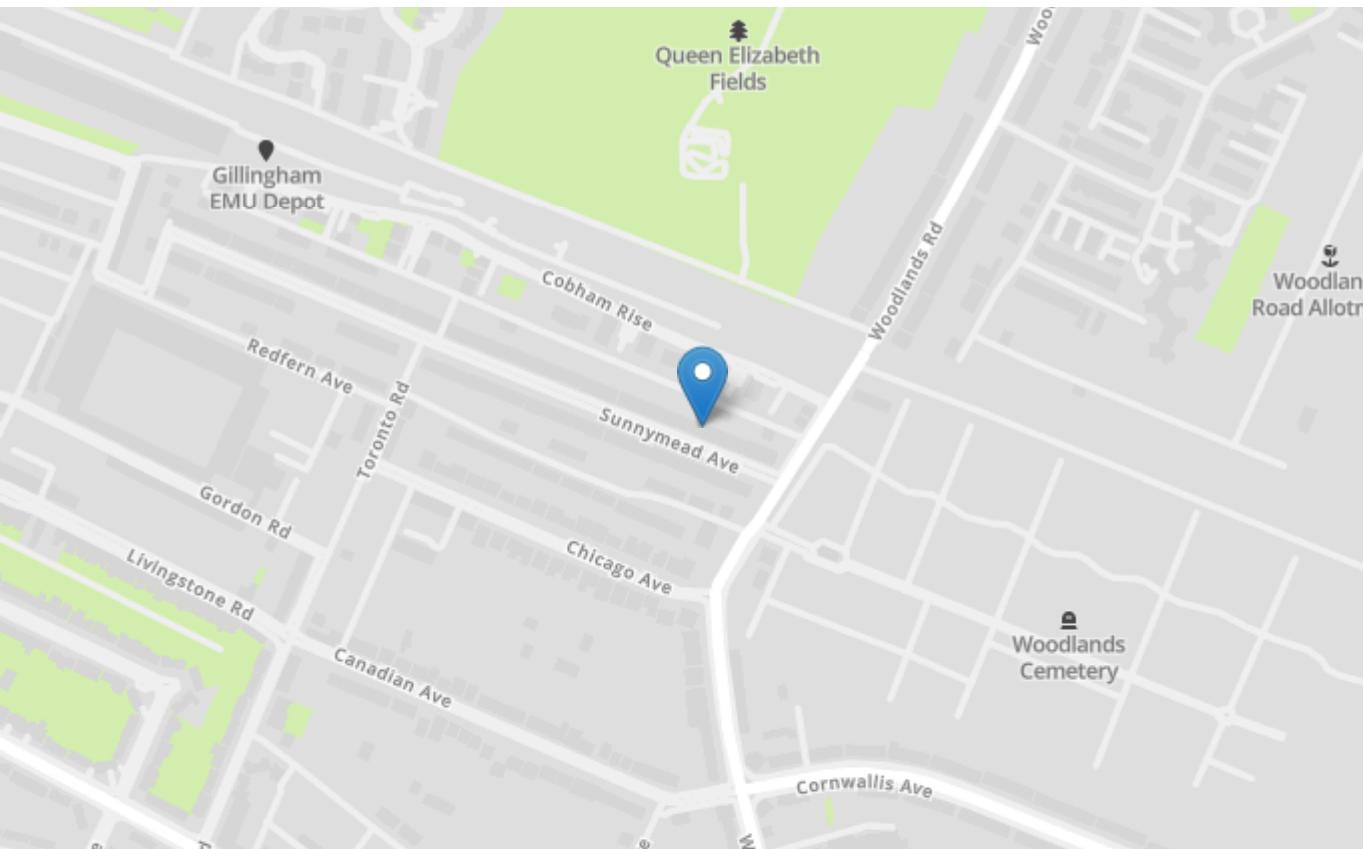


TOTAL FLOOR AREA: 1246 sq ft. (115.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers are advised to make their own measurements and/or seek professional advice. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorbox 6200



Property Location

Sunnymead Avenue, Gillingham, Kent, ME7 2EB



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

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

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Agent Notes

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