



Four Bedroom Terraced House
Sunnymead Avenue, Gillingham, Kent, ME7 2EB

Guide Price £350,000
Freehold

Sunnymead Avenue, Gillingham, Kent, ME7 2EB

Guide Price £350,000

Freehold

Description

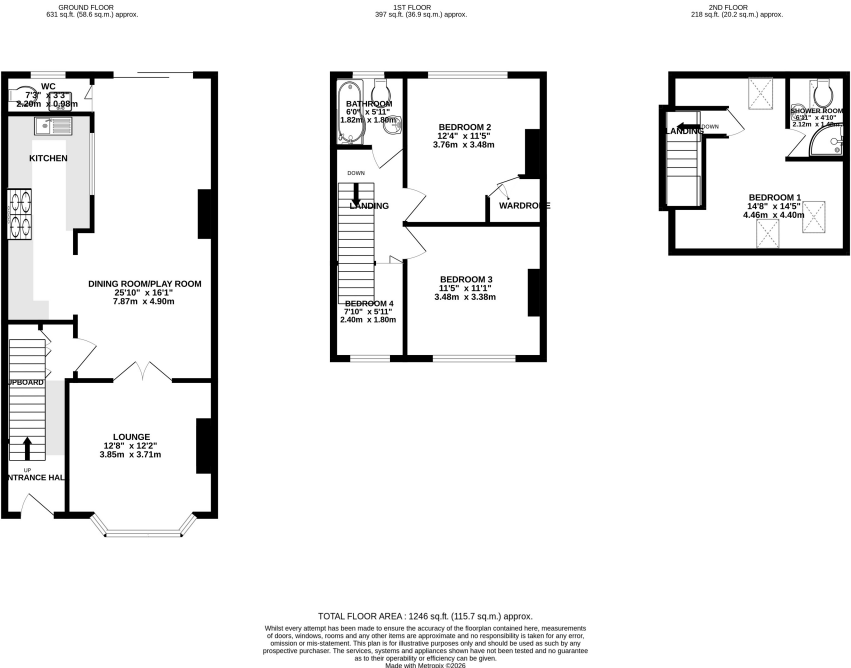
****Guide Price £350,000-£375,000**** A spacious four-bedroom extended terraced home, ideally located in a popular part of Gillingham, close to excellent local amenities including highly regarded schools, Gillingham Mainline Station, and a wide range of shops. Extended to the rear and benefiting from 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

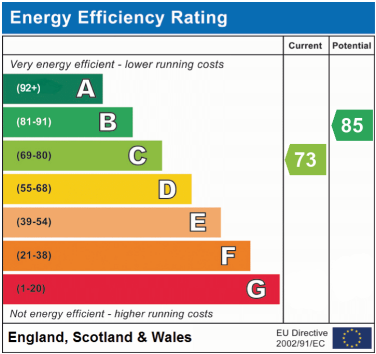
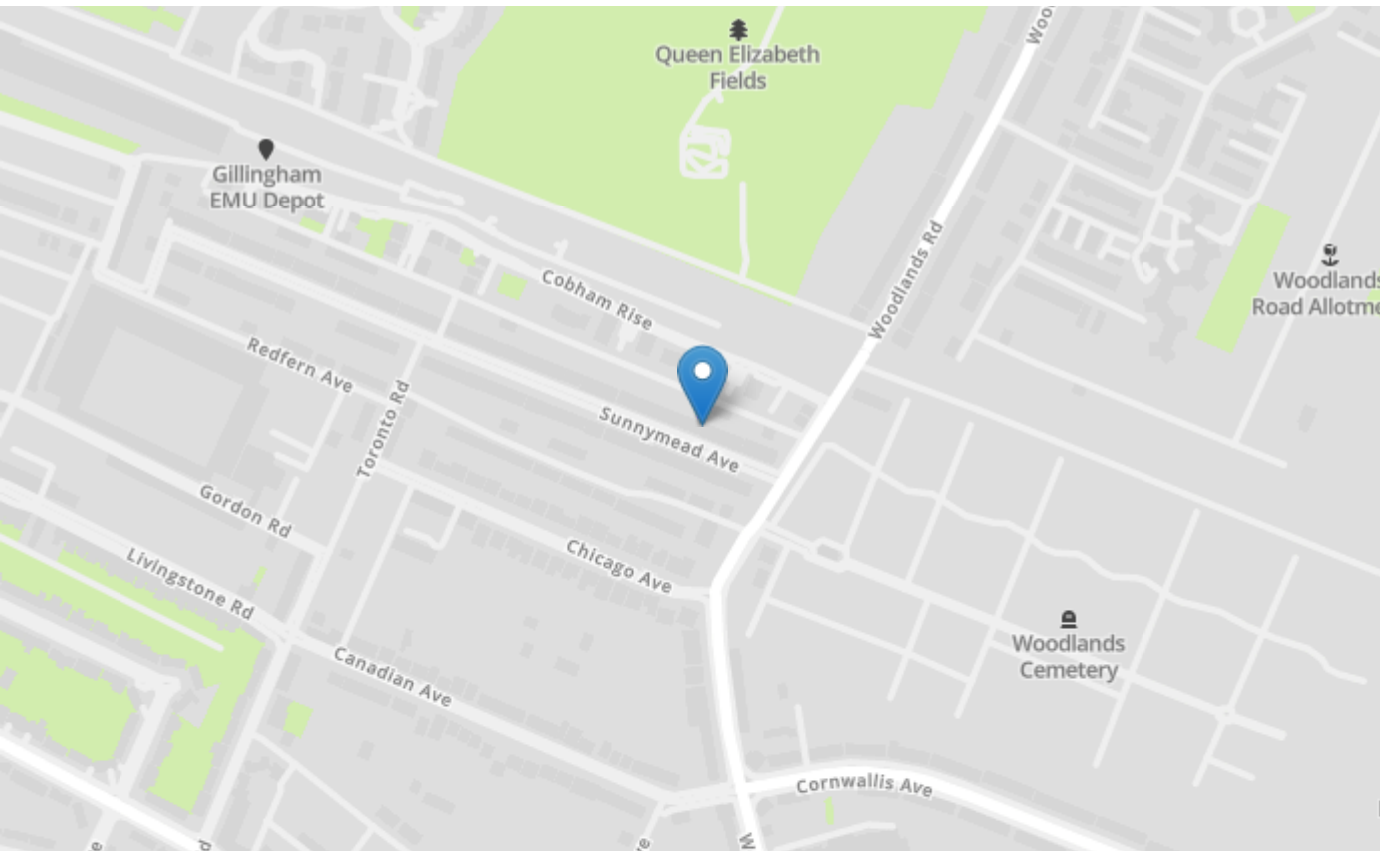
Gillingham is located within the Medway towns and offers railway links to central London and Ebbsfleet International and road connections to the A2/M2, M25 and M20. In addition to its town centre Gillingham offers a host of amenities including ice skating, country parks, an outdoor pool, a golf course,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





Property Location

Sunnymead Avenue, Gillingham, Kent, ME7 2EB



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

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
 These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.