



WOODSIDE





Offers in Region of £550,000 Freehold

## THE PROPERTY

This attractive chain free double fronted detached bungalow offers a blend of comfort, space, and practicality, nestled in the sought-after Wigmore area. The spacious accommodation offers a spacious hallway, a family bathroom, two generous double bedrooms both with beautiful bay windows, ample space for bedroom furniture, an en-suite shower room to the main bedroom and the second bedroom boasts built in wardrobes. There are two large reception rooms, that can be opened into one large living space which is perfect for entertaining or family gatherings. The kitchen/breakfast room has been extended to create a bright, functional space with modern white gloss cabinets, integrated appliances, under floor heating and space for a dining table and chairs making this the perfect spot to enjoy your morning coffee. Externally to the front, a driveway for multiple vehicles, side access, and to the rear an expansive flat mature garden which is a true highlight of the property, offering endless possibilities for outdoor activities, gardening, or relaxing. This property combines convenience and space, making it perfect for families, downsizers, or anyone seeking single-story living in a prime location. If you would like to make this beautiful home your own, call the Greyfox Sales Team in Rainham to book your viewing today.





**Living Room**

16' 1" x 15' 5" (4.90m x 4.70m)

**Dining Room**

12' 10" x 12' 0" (3.91m x 3.66m)

**Kitchen/Diner**

19' 11" x 17' 10" (6.07m x 5.44m)

**Bedroom 1**

15' 4" Into Bay x 13' 1" Into Bay (4.67m x 3.99m)

**En-Suite**

9' 04" x 8' 05" (2.84m x 2.57m)

**Bedroom 2**

16' 3" Into Bay x 9' 8" Into Bay (4.95m x 2.95m)



**Shower Room**

9' 4" x 8' 5" (2.84m x 2.57m)

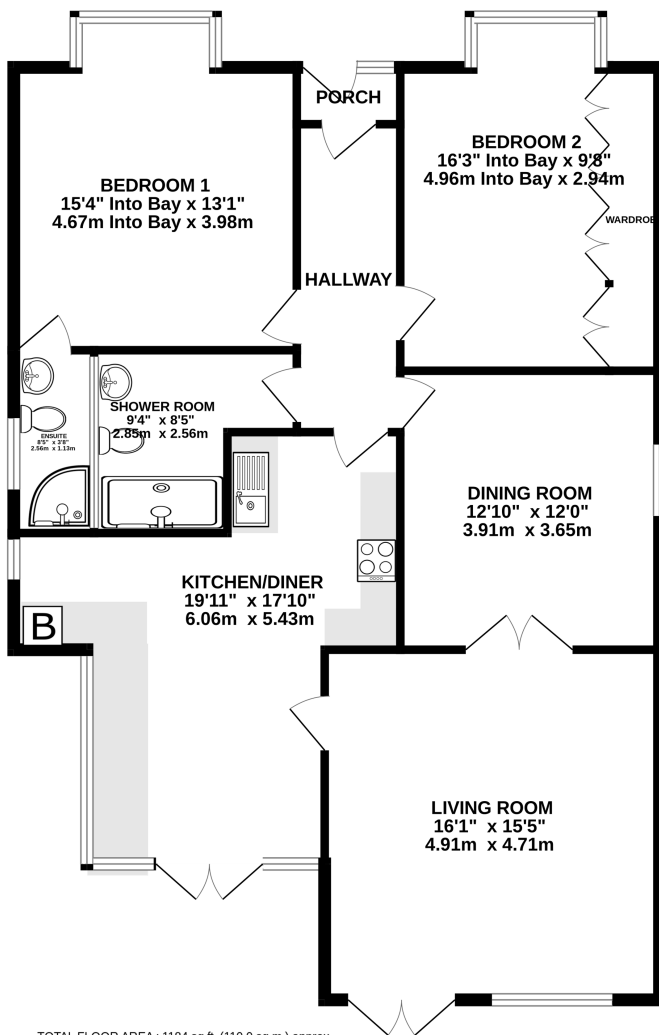






WOODSIDE, WIGMORE, GILLINGHAM, KENT, ME8 0PW


GROUND FLOOR  
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	82
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

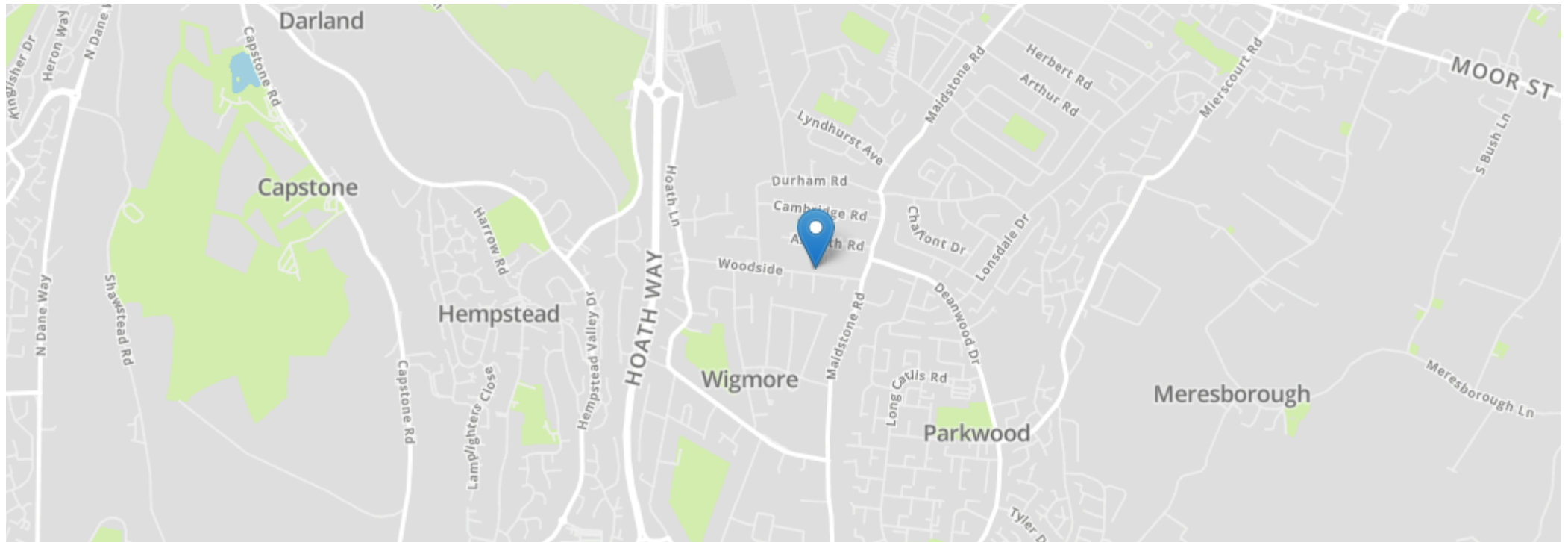
### AGENT NOTES

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>.

### Local Authority

Medway  
Band E





## SITUATION

Wigmore is a popular residential area to the south of Gillingham and east of Hempstead, Initially a small holding area the location has grown and offers a variety of amenities, good connections to the A2/M2, M25 and Bluewater. The local rail station is located at Rainham with good access to London.

## DIRECTIONS

From the M2 motorway, Use the left lane to take the exit towards Hoath Way/A278, Follow Hoath Way/A278 and Wigmore Rd to Woodside in Gillingham, At Gillingham Interchange, take the 1st exit onto Hoath Way/A278, At the roundabout, take the 3rd exit onto Wigmore Rd, At the roundabout, take the 1st exit and stay on Wigmore Rd, Turn left onto Fairview Ave, Slight right onto Wigmore Rd, Turn right onto Woodside.

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## Greyfox Prestige Rainham

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