



Three Bedroom Semi-Detached House
Toronto Road, Gillingham, Kent, ME7 2EW

Offers in Region of £390,000
Freehold

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Description

A stunning 1930's semi-detached home, perfectly positioned in a convenient Gillingham location and benefiting from off-street parking, this beautifully presented property offers generous living space ideal for modern family life. Internally, the home opens into a welcoming entrance hall leading through to a spacious bay-fronted sitting room, complete with a fitted log burner creating a cosy focal point. To the rear, the beautifully finished kitchen/dining room is undoubtedly the heart of the home, featuring integrated appliances and ample space for dining and entertaining. A double-width conservatory spans the rear of the property, flooding the space with natural light and providing lovely views over the garden. This versatile area is perfect for relaxing or hosting guests and is complemented by a convenient additional W.C. and separate utilities area. Upstairs, there are three generous bedrooms, including a bay-fronted principal bedroom with fitted wardrobes. A modern family bathroom completes the first floor, offering both a bath and separate shower cubicle for added convenience. Externally, the property continues to impress. To the front is a charming courtyard, while the rear garden is truly one of the stars of the show, measuring approximately 60ft in length. With a patio area, lawn, and outdoor living area, it provides the perfect setting for entertaining or unwinding after a long day. The part-converted garage is currently utilised as a studio/office space, with the remaining section offering excellent storage. In addition, there is parking in front of the garage for two vehicles. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer. Contact the Greyfox Rainham sales team today to arrange your viewing before this one is snapped up!

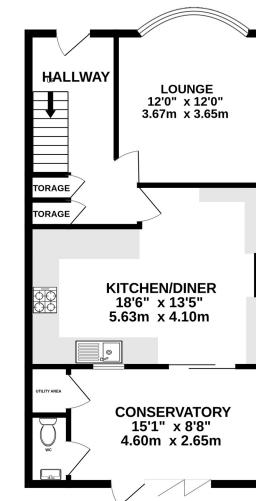
Key Features

- Beautiful 1930's Semi-Detached House
- Three Generous Bedrooms
- Stylish Contemporary Finish Throughout
- Off Street Parking
- Stunning Kitchen/Dining Room
- Modern Bathroom & Separate W.C
- Convenient Gillingham Location
- Studio/Office Space

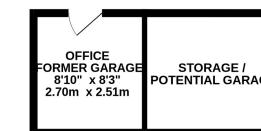
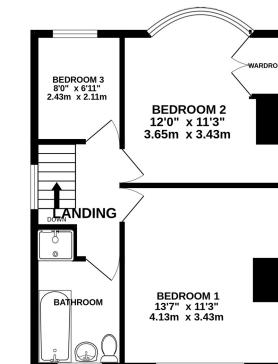
Local Area

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
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.

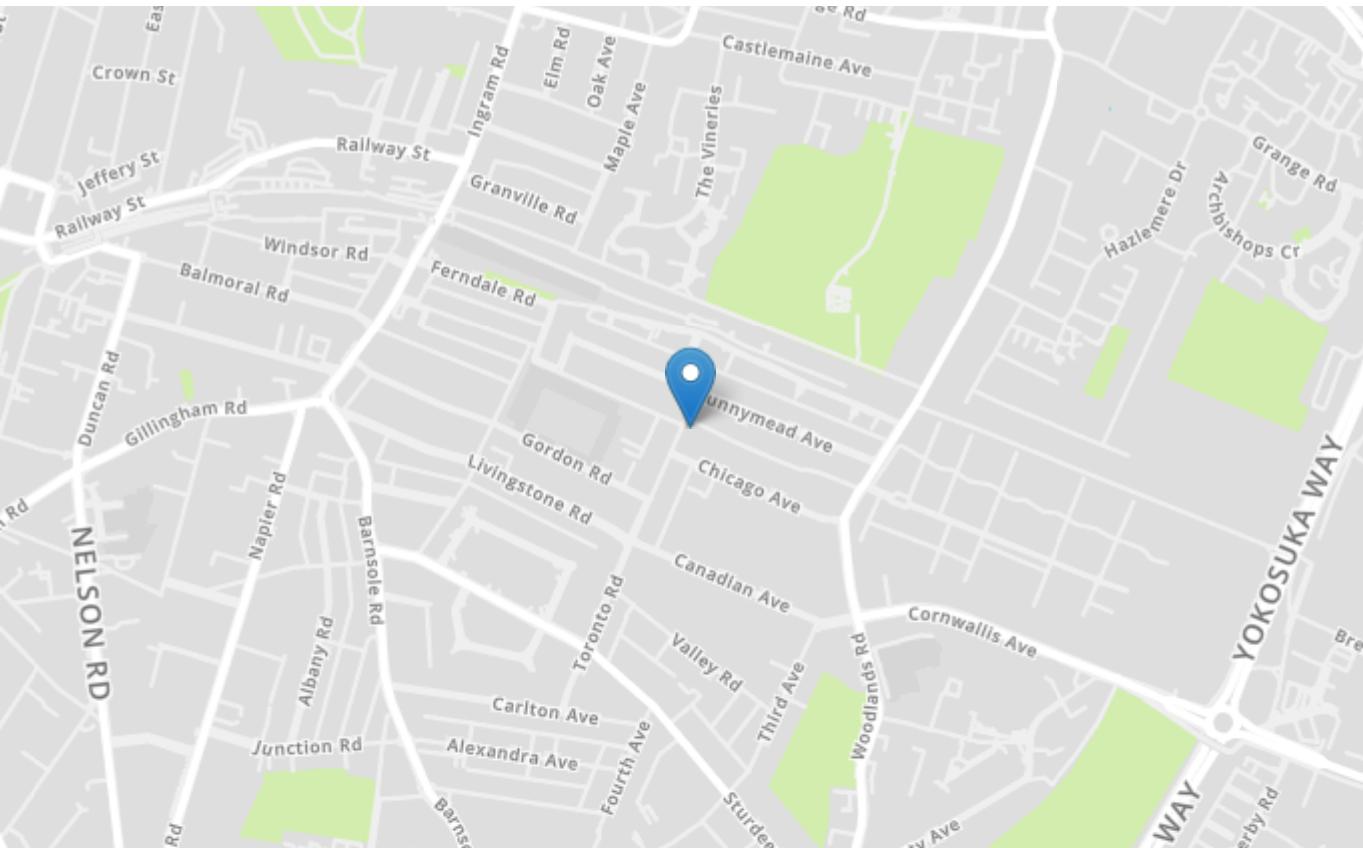


TOTAL FLOOR AREA: 1276 sq.ft. (118.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The heating, sanitary 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

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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 C

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Agent Notes

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