



DEL MAHARI, 71 ALLISON AVENUE



Guide Price £575,000 Freehold

THE PROPERTY

Guide Price £575,000 - £600,000

Del Mahari is a charming three-bedroom detached home, located in one of the most popular roads in Darland. With fantastic views of Darland Banks a minute away, great transport links and access to local amenities this is one not to be missed. Owned by the same family since 1951, this property combines classic charm with a blend of modern improvements, making it an ideal home for a family seeking space, comfort, and potential for further enhancement. The ground floor offers a spacious and welcoming entrance hallway, with the original oak flooring leading through to the two reception rooms. A generous lounge with a large bay window and an open fire, perfect for cozy evenings. Second reception room currently used as a dining room and features French doors leading to the garden. It can also serve as a fourth bedroom, conveniently located near a handy shower room across the hallway. A well-appointed kitchen featuring a Rangemaster stove and a Butler sink with garden views and space for a table to enjoy a leisurely breakfast. There is also a separate utility room for added convenience.

On the first floor the main bedroom is a spacious double with large bay window, ample storage space and a sizable en-suite shower room. The second bedroom is another generous double bedroom and the third a larger than average single room with enough room to study and a family bathroom servicing the second and third bedrooms.

The vendors have reinforced the loft floor; added 9 inch insulation, removed all pipework, installed lighting and electric points, making it primed for a full conversion.

Externally an attractive and well-maintained front garden, block paved driveway with space for multiple vehicles, detached garage, and workshop, providing extra storage or workspace. The rear of Del Mahari features a stunning, south-facing garden that is sure to impress. This beautifully established space offers multiple patio areas, perfect for al fresco dining and entertaining. The manicured lawn is surrounded by mature trees and vibrant plant borders, creating a serene and picturesque setting. Hedges provide a sense of privacy, making this garden a secluded retreat where you can relax and enjoy the outdoors in peace. Whether you're hosting a summer barbecue or simply unwinding with a book, this garden offers the ideal backdrop for a variety of outdoor activities.



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Lounge

19' 10" x 14' 9" (6.05m x 4.50m)

Dining Room

11' 11" x 11' 7" (3.63m x 3.53m)

Kitchen

11' 11" x 7' 10" (3.63m x 2.39m)

Utility Room

Shower Room

Bedroom 1

15' 1" x 14' 9" (4.60m x 4.50m)

Ensuite

Bedroom 2

11' 11" x 11' 7" (3.63m x 3.53m)



Bedroom 3

11' 11" x 7' 10" (3.63m x 2.39m)

Bathroom

Loft Space

32' 10" x 18' 6" (10.01m x 5.64m)

Potential to convert

Garage

16' 8" x 8' 4" (5.08m x 2.54m)

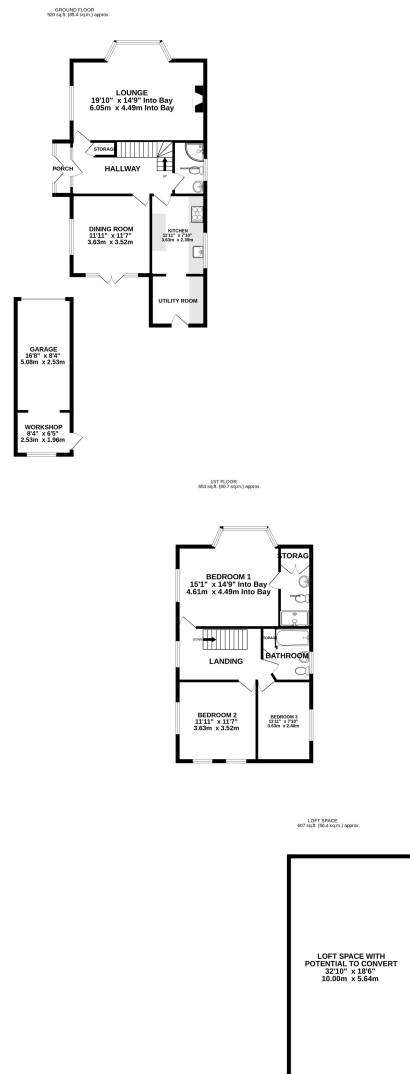
Workshop

8' 4" x 6' 5" (2.54m x 1.96m)





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TOTAL FLOOR AREA : 2180 sq.ft. (202.5 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 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+)	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		65	80
		EU Directive 2002/91/EC	

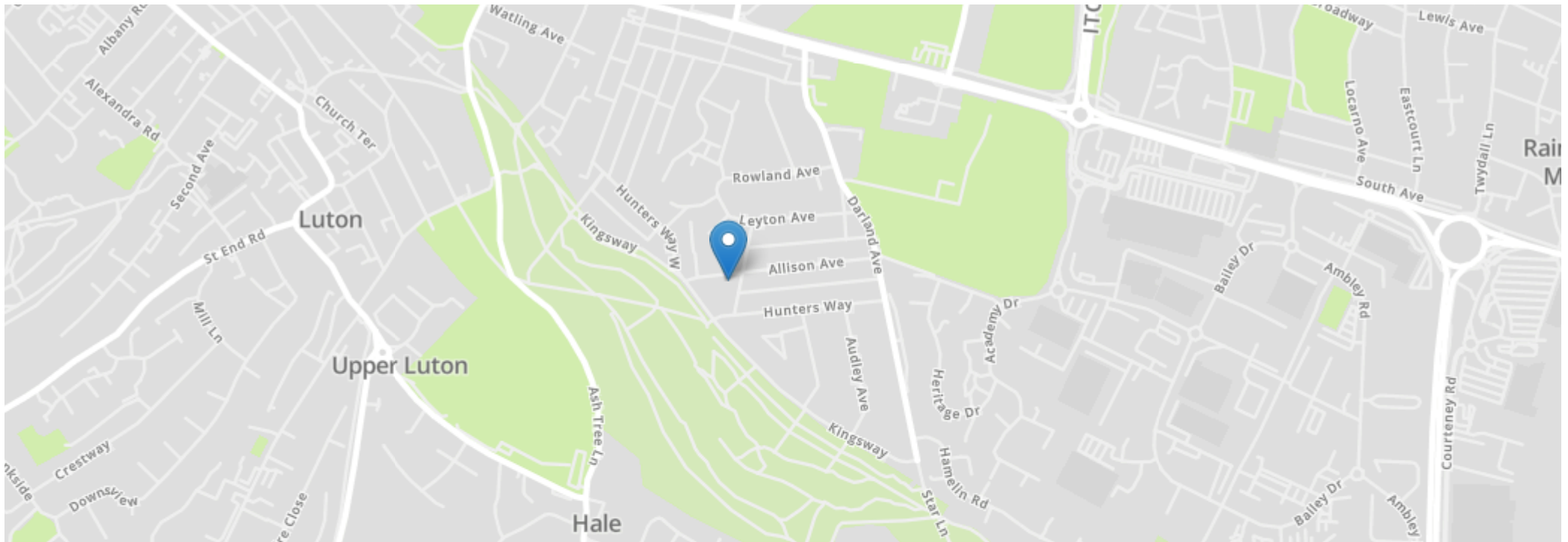
AGENT NOTES

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

Darland, 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, Capstone ski centre, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

DIRECTIONS

Head south-east on High St/A2 towards Rainham Shopping Centre. Turn left onto Station Rd/B2004. Turn left onto Longley Road and turn left onto Holding Street. At the roundabout, take the 2nd exit onto High St/A2. At Bowaters Roundabout, take the 3rd exit onto Sovereign Blvd/A2. At the next roundabout, take the 2nd exit and stay on Sovereign Blvd/A2. Turn left onto Darland Avenue and turn right onto Allison Avenue.

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