



HAMELIN ROAD



Guide Price £525,000 Freehold

THE PROPERTY

** Guide Price £525,000 - £550,000 **

Spacious 4-Bedroom Extended Semi-Detached Home in the Sought-After Darland Area!

Nestled on a generous corner plot in the ever-popular location of Darland, this beautifully extended four-bedroom semi-detached house offers an abundance of living space, a wrap-around garden, and a large driveway with separate garage – ideal for families seeking comfort, style, and convenience. Step inside via the welcoming porch and entrance hall, leading into an impressive 26ft lounge featuring a fitted gas fire and French doors opening out to the garden – perfect for relaxing or entertaining. The modern fitted kitchen comes complete with integrated appliances, while the separate dining room provides additional space for family meals and includes further integrated utilities. A charming brick-built conservatory overlooks the rear garden and offers another set of French doors, seamlessly blending indoor and outdoor living. The ground floor also benefits from a double bedroom, a convenient W.C, and useful under-stair storage. Upstairs, a luxurious half-gallery landing leads to three double bedrooms, two of which feature fitted wardrobes and built-in storage. The modern family bathroom includes both a bathtub and separate shower, designed with comfort and practicality in mind. Outside, the wrap-around rear garden provides a versatile outdoor space with both patio and lawned areas, ideal for summer gatherings or relaxation. With its corner position, ample parking, and separate garage, this property offers exceptional kerb appeal and flexibility for modern family living. Early viewing is highly recommended to appreciate all this stunning home has to offer; contact the Greyfox Rainham sales team for more information.



HAMELIN ROAD, DARLAND, GILLINGHAM, KENT, ME7 3ER



Porch

Hallway

Living Room

25' 9" x 11' 5" (7.85m x 3.48m)

WC

Kitchen

12' 3" x 9' 3" (3.73m x 2.82m)

Bedroom 4

12' 3" x 10' 6" (3.73m x 3.20m)

Dining Room

11' 11" x 11' 9" (3.63m x 3.58m)

Conservatory

12' 4" x 8' 6" (3.76m x 2.59m)

Bedroom 1

15' 8" x 11' 5" (4.78m x 3.48m)

Bedroom 2

12' 3" x 10' 10" (3.73m x 3.30m)

Bedroom 3

12' 3" x 9' 2" (3.73m x 2.79m)

Bathroom

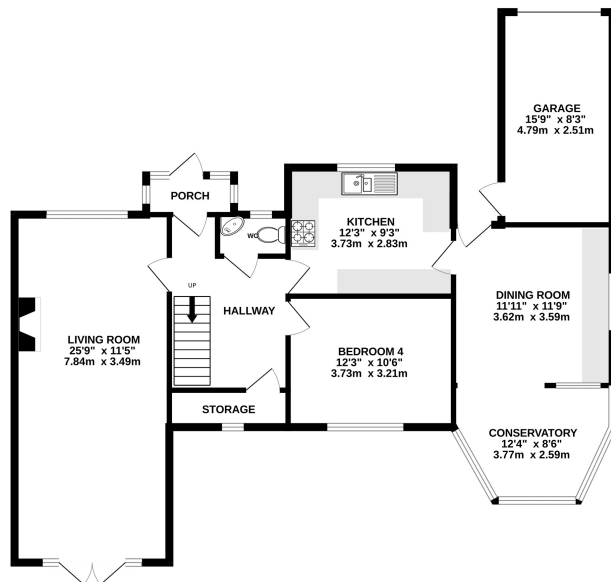
Garage

15' 9" x 8' 3" (4.80m x 2.51m)

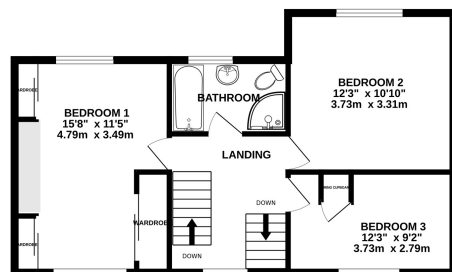


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GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



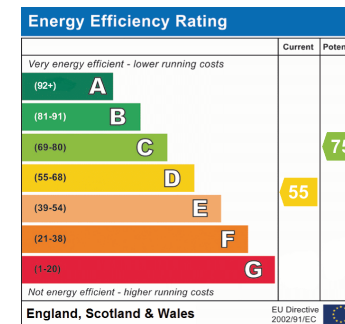
1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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



AGENT NOTES

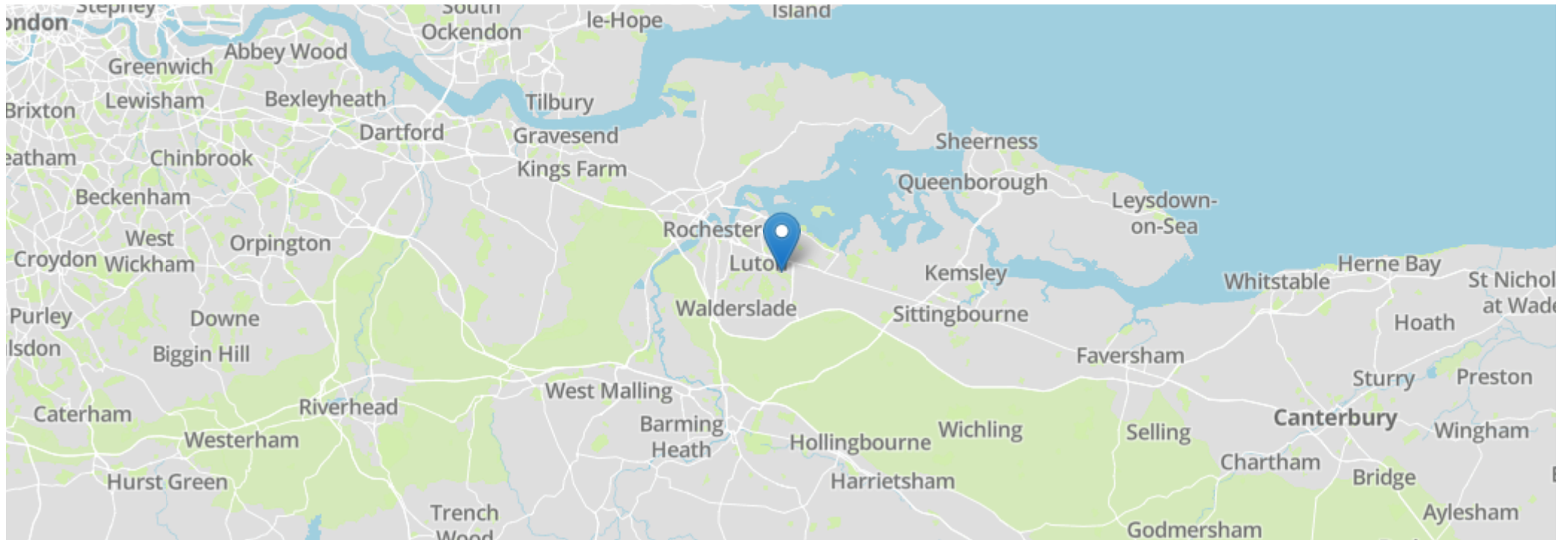
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Local Authority

Medway

Band D

PRESTIGE HOMES
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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 west on London Rd/A2 towards Spade Lane. At Bowaters Roundabout, take the 3rd exit onto Sovereign Blvd/A2. At the roundabout, take the 2nd exit and stay on Sovereign Blvd/A2. Turn left onto Darland Avenue. Turn left onto Hamelin Road and the property will be on the left.

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