



WIGMORE ROAD





Guide Price £600,000 Freehold

## THE PROPERTY

Guide Price £600,000 - £650,000. Size and location! Set on popular Wigmore Road benefitting from great transport links, good schools, Hempstead Valley, and Kings Frith Park close by, this makes for a fantastic family home. The ground floor accommodation offers a handy boot room, shower room, double bedroom, additional wc, study, utility room with access into a good size integral garage, two reception rooms both opening into the garden and a stunning modern integrated kitchen, with an abundance of storage and preparation space, perfect for the budding chef! On the first floor a spacious family bathroom with separate shower cubicle and you'll be spoilt for choice with five further double bedrooms, the main boasting a walk in wardrobe with bags of storage space. Externally, a rear south westerly facing garden with lawn and large patio, which is great for entertaining and to the front, a large block paved driveway for ample off road parking and access to the garage. This will be popular, so call the Greyfox Sales Team in Rainham to book your viewing now.



WIGMORE ROAD, WIGMORE, GILLINGHAM, KENT, ME8 0TL



**Reception Room**

19' 9" x 12' 11" (6.02m x 3.94m)

**2nd Reception Room**

14' 7" x 13' 2" (4.45m x 4.01m)

**Bedroom**

12' 11" x 11' 2" (3.94m x 3.40m)

**Study**

14' 7" x 12' 11" (4.45m x 3.94m)

**WC**

4' 04" x 3' 06" (1.32m x 1.07m)

**Shower Room**

12' 10" x 7' 05" (3.91m x 2.26m)



**Kitchen**

12' 3" x 8' 6" (3.73m x 2.59m)

**Utility Room**

13' 6" x 5' 3" (4.11m x 1.60m)

**Boot Room**

**Bedroom**

12' 7" x 9' 11" (3.84m x 3.02m)

**Bedroom**

10' 9" x 10' 0" (3.28m x 3.05m)

**Bedroom**

12' 5" x 9' 1" (3.78m x 2.77m)

**Bathroom**

8' 03" x 5' 10" (2.51m x 1.78m)



**Bedroom**

12' 4" x 9' 1" (3.76m x 2.77m)

**Bedroom**

12' 7" x 11' 3" (3.84m x 3.43m)

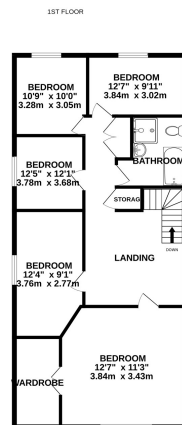
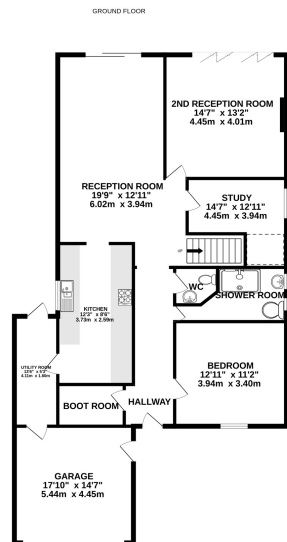
**Garage**

17' 10" x 14' 7" (5.44m x 4.45m)



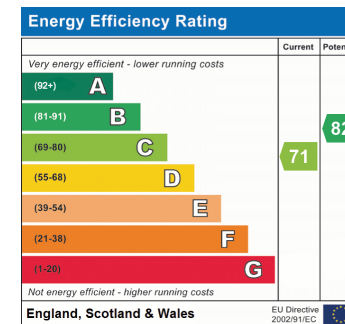


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## EFFICIENCY RATINGS



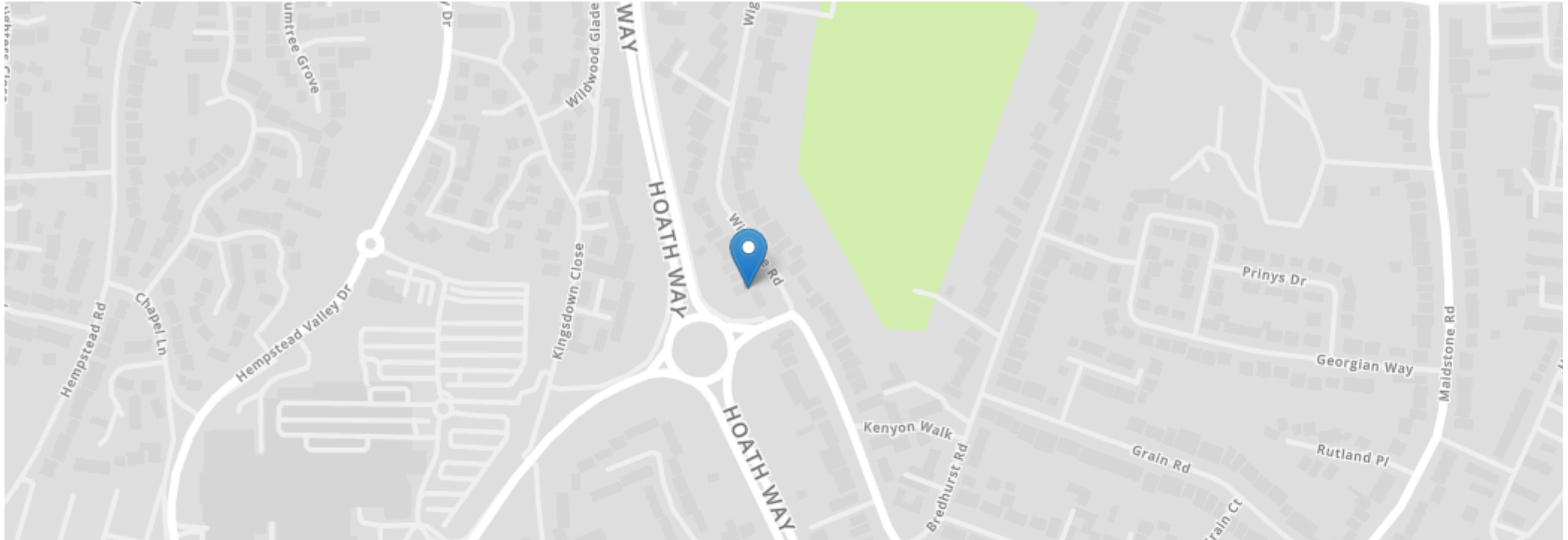
### AGENT NOTES

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 F





## 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

Take exit 4 from M2, take the A278 exit to Gillingham, Follow Hoath Way/A278 and at the roundabout, take the 3rd exit onto Wigmore Road and at the mini roundabout, take the 1st exit and the property is located on your left.

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## Greyfox Prestige Rainham

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