



WIGMORE ROAD



Guide Price £500,000 Freehold

THE PROPERTY

Guide Price £500,000 - £525,000

Discover the rare opportunity to own a detached bungalow in the sought-after location of Wigmore.

This property offers spacious living and a welcoming atmosphere from the moment you step inside. It features a generous hallway with ample storage, three double bedrooms, perfect for family or guests, a family bathroom, and a separate WC with hand basin. The bright kitchen/breakfast room is ideal for morning gatherings and a sizeable lounge/dining room offers versatility for entertaining with a relaxing and stunning conservatory that provides picturesque views of the garden.

The property truly shines with its exceptional east-facing rear garden. This mature and expansive space not only provides a peaceful retreat but also backs directly onto Wigmore Park, offering an idyllic setting for outdoor enjoyment and potential. To the front of the property, you'll find a block-paved in-and-out driveway providing ample parking space, a good-sized garage for additional storage or vehicles, and convenient side access. This bungalow combines comfort and convenience in a location that's in high demand.

Don't miss out on this exceptional opportunity to make it your own, call the Greyfox Sales and Lettings team in Rainham to arrange your viewing.





Lounge / Diner

26' 6" x 21' 5" (8.08m x 6.53m)

Kitchen / Breakfast Room

22' 1" x 8' 6" (6.73m x 2.59m)

Bedroom 1

13' 5" x 11' 11" (4.09m x 3.63m)

Bedroom 2

12' 0" x 11' 11" (3.66m x 3.63m)

Bedroom 3

9' 9" x 8' 9" (2.97m x 2.67m)

WC

Bathroom



Garage

17' 7" x 7' 5" (5.36m x 2.26m)

Garden

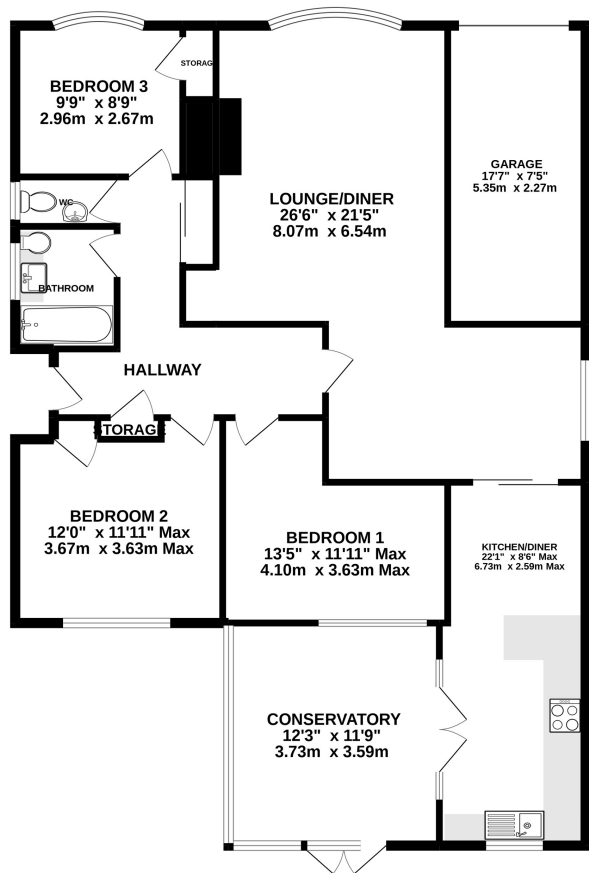
200' 0" x 40' 0" (60.96m x 12.19m)





WIGMORE ROAD, WIGMORE, GILLINGHAM, KENT, ME8 0SX

GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 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

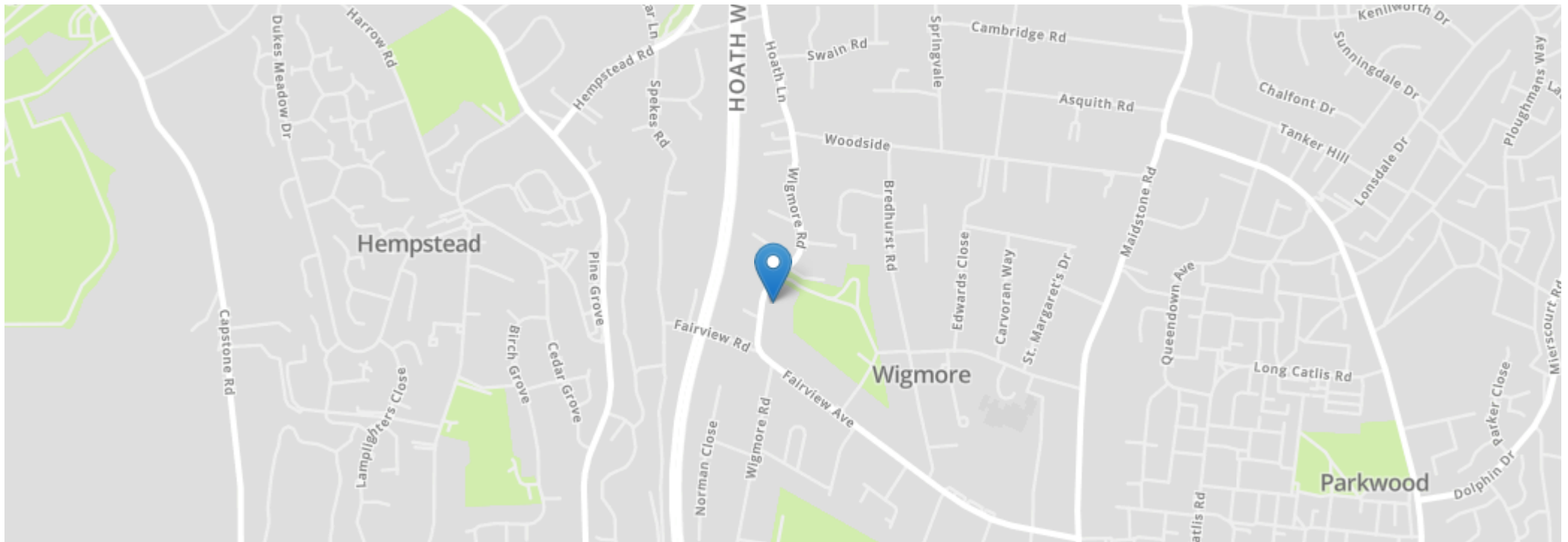
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Head south-east on High St/A2 towards Orchard Street. Turn right onto Mierscourt Road and turn right onto Lonsdale Drive. After 0.2 miles, turn right onto Deanwood Drive. At the roundabout, take the 1st exit onto Maidstone Road. At the roundabout, take the 2nd exit onto Woodside. Turn left onto Wigmore Road and the property will be on the left.

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