



FAIRVIEW AVENUE





## Offers in Region of £850,000 Freehold

### THE PROPERTY

This impressive, extended detached home, located on a desirable corner plot in Fairview Avenue, Wigmore, offers both privacy and curb appeal. Set back from the road and surrounded by a charming hedged boundary, the property boasts an attractive front garden, spacious driveway with electric vehicle charger and accommodating multiple vehicles.

Upon entering, you are welcomed by a generous hallway, leading to a convenient WC, a versatile study/office, and access to a large garage complete with an electric door and plenty of room for both a vehicle and utility space. The spacious lounge is a standout, featuring a stunning bay window and an elegant marble fireplace as a focal point. For more formal occasions, the separate dining room, with French doors opening to the garden, provides ample space for family gatherings. The real heart of the home is the beautifully extended kitchen/dining room, completed in 2020. This contemporary social space features sleek high-spec white gloss cabinetry, an induction hob, integrated appliances, a wine cooler, and a large island with seating for five, ideal for casual dining and entertaining. There is even room for a sofa, making it perfect for relaxed family moments. Upstairs, four generously sized double bedrooms, each with built-in storage, offer ample space for furniture. The primary bedroom benefits from a stylish en-suite shower room, while the modern family bathroom serves the remaining rooms. Outside, the vast south-facing garden is split into three sections, a side garden, a concrete gated compound which provides storage, additional off-road parking and rear access and a walled main garden with patio and lawn, which is a haven for relaxation and recreation. For those looking for even more space there is further scope for expansion above the garage or the loft space, subject to planning.

This home has been finished to an exceptional standard throughout and decorated in a neutral palette, allowing you to move straight in and start enjoying your new lifestyle. With high demand expected, contact Greyfox Rainham today to arrange your viewing and secure this outstanding property.





**Hallway**

16' 11" x 7' 11" (5.16m x 2.41m)

**W/C**

5' 8" x 3' 8" (1.73m x 1.12m)

**Kitchen/ Dining Room**

27' 1" x 11' 7" (8.26m x 3.53m)

**Dining Room**

17' 2" x 11' 10" (5.23m x 3.61m)

**Lounge**

17' 2" x 13' 9" (5.23m x 4.19m)

**Study**

20' 6" x 7' 7" (6.25m x 2.31m)



**Bedroom 1**

17' 2" x 13' 11" (5.23m x 4.24m)

**Ensuite**

6' 5" x 5' 10" (1.96m x 1.78m)

**Bedroom 2**

15' 4" x 10' 3" (4.67m x 3.12m)

**Bedroom 3**

11' 10" x 8' 4" (3.61m x 2.54m)

**Bedroom 4**

11' 7" x 8' 4" (3.53m x 2.54m)

**Bathroom**

7' 10" x 5' 10" (2.39m x 1.78m)



**Garage**

17' 6" x 11' 7" (5.33m x 3.53m)

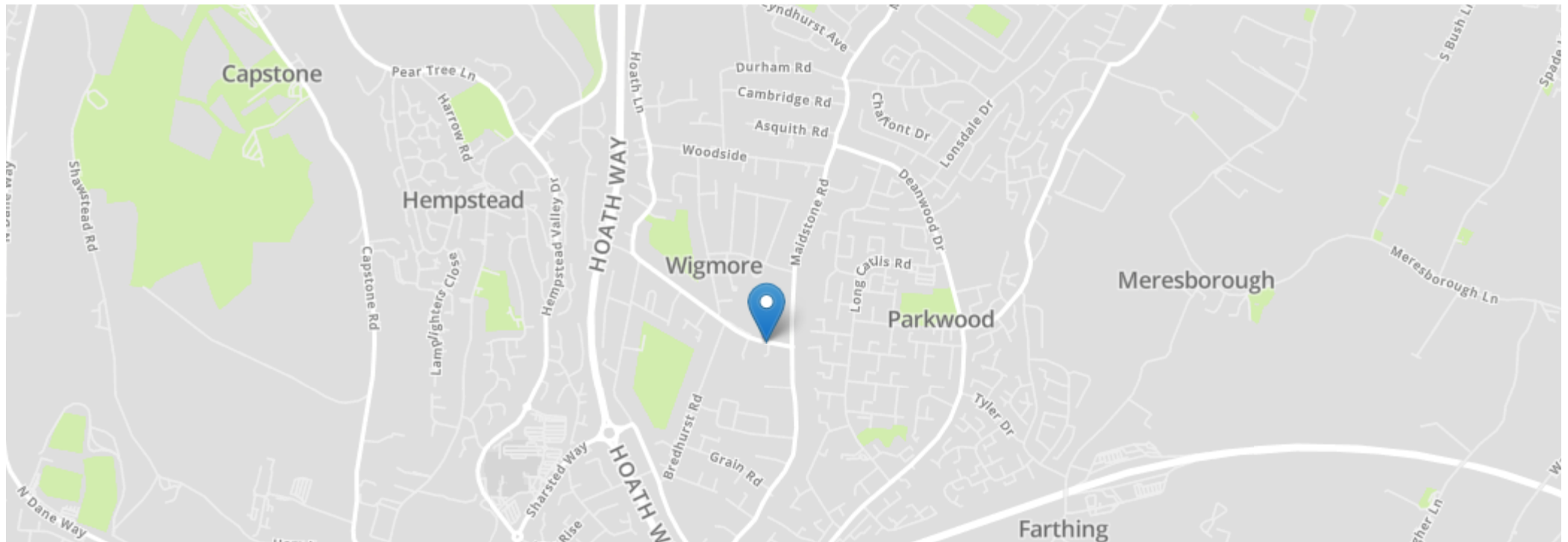




FAIRVIEW AVENUE, WIGMORE, GILLINGHAM, KENT, ME8 0PX







## SITUATION

Wigmore is a popular residential area in Rainham to the south of Gillingham and east of Hempstead, initially a small holding the location has grown and offers a variety of amenities, good connections to the A2/M2, M25 and Bluewater. The mainline station is located in Rainham, with good access to London and there are a high number of local schools including Fairview Community Primary and Rainham Mark Grammar School.

## DIRECTIONS

Take exit 4 from M2, take the A278 exit to Gillingham, follow Hoath Way/A278 and at the roundabout, take the 2nd exit onto Wigmore Road and at the roundabout, take the 1st exit and stay on Wigmore Rd, turn right onto Fairview Avenue and the property is located on your right.



## Greyfox Prestige Rainham

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