







greyfox.co.uk/greyfox-prestige

## 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.





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





Hallway |6' ||" x 7' ||" (5.16m x 2.41m)

**₩/C** 5' 8" x 3' 8" (1.73m x 1.12m)

**Kitchen/ Dining Room** 27' |" x | |' 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" × 7' 7" (6.25m × 2.31m)



**Bedroom I** 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)

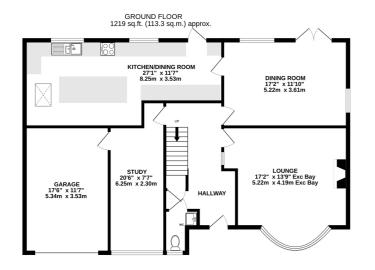


**Garage** 17' 6" x 11' 7" (5.33m x 3.53m)

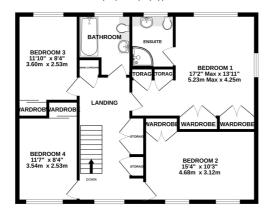


FAIRVIEW AVENUE, WIGMORE, GILLINGHAM, KENT, ME8 0PX



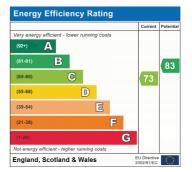


1ST FLOOR 835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREF: 2054 s.qt. (190.8 s.qt.m.) approx. While every strength tabe en rade to exact the securicy of the floogian contained here, measurements of doors, windows, norms and any other terms are approximate and no responsibility is taken for any error, mession or met securities. The plan is of is illustrative purposed by and indiad be used as such any prospective purchaser. The plan is of is illustrative purposed by the table of the security and security approximation of the security of the security of the security of the security prospective purchaser. The services, systems and applications show the to been tested and no guarantee as to the security of the sec

# **EFFICIENCY RATINGS**



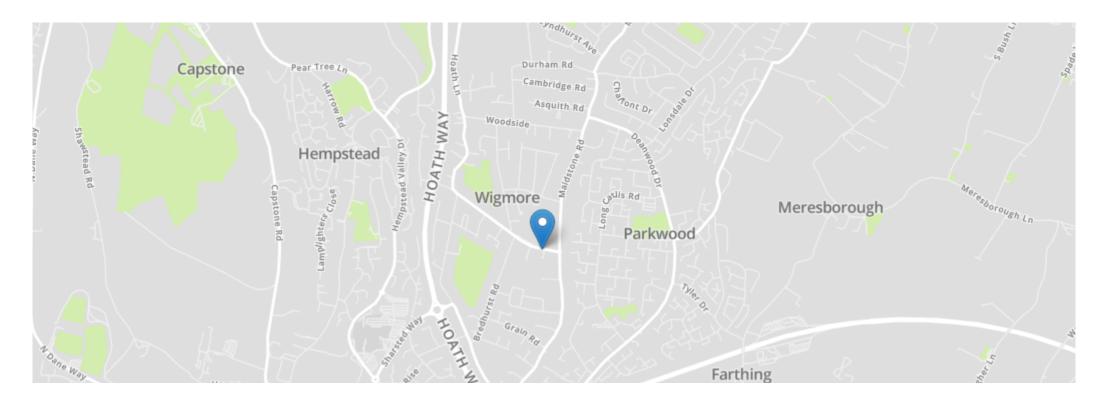
#### AGENT NOTES

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 of our selected partner companies please visit any https://www.greyfox.co.uk/legal/privacy and https://www.greyfox.co.uk/referral-fees.

### Local Authority

Medway Band F

## greyfox.co.uk/greyfox-prestige



## 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 in located on your right.

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





Greyfox Prestige Rainham

67c High Street, Rainham, Gillingham, Kent ME8 7HS Tel: 01634 377737 | Fax: 01634 757330 | Email: rainham@greyfox.co.uk

greyfox.co.uk/greyfox-prestige