



AUDLEY AVENUE



Guide Price £425,000 Freehold

THE PROPERTY

****Guide Price £425,000 - £450,000**.** ****No Forward Chain**** If you're looking for a spacious family home, then look no further. Just a short walk away from the stunning views offered by Darland Banks, this four bedroom extended semi-detached property has a lot to offer. With bags of curb appeal this property benefits from a driveway, with an electric vehicle charging point, a garage which opens up into a car port, also hosting a handy utility area and to the rear a downstairs W/C. Entering the property through the beautiful original door with stain glass windows which creates a characterful welcome, you have a large entrance hallway with engineered wood flooring leading through into the lounge with a bay window allowing natural light to seep into the property. Continuing through you have a second reception room or dining room with original french doors leading out to the study with access out to the rear garden. The fitted kitchen is modern with white gloss units, a four ring gas hob, electric oven, and holds spaces for a dishwasher and full sized fridge freezer.

To the first floor you have three large double bedrooms all with built in slide robes, the primary bedroom also benefits underfloor heating, and a further single bedroom. The shower room also benefits from underfloor heating and is newly fitted but in keeping with the age and character of the property and you also have a further separate W/C on this floor. Externally you have a good sized rear garden, which is laid to lawn with shrubs around the border.

This home has the potential to be extended further due to size of the loft and garage/car port space (subject to relevant planning permission), should you need more space for the growing family.

Please call the Greyfox Sales and Lettings Team in Rainham to arrange your viewing.



AUDLEY AVENUE, DARLAND, GILLINGHAM, KENT, ME7 3AX



Lounge

15' 3" x 12' 11" (4.65m x 3.94m)

Dining Room

12' 4" x 10' 10" (3.76m x 3.30m)

Study

9' 11" x 8' 1" (3.02m x 2.46m)

Kitchen

15' 7" x 8' 2" (4.75m x 2.49m)

Utility Area

12' 1" x 9' 5" (3.68m x 2.87m)

Garage

18' 0" x 10' 2" (5.49m x 3.10m)



Bedroom 1

17' 9" x 10' 1" (5.41m x 3.07m)

Bedroom 2

14' 10" x 12' 9" (4.52m x 3.89m)

Bedroom 3

12' 3" x 11' 0" (3.73m x 3.35m)

Bedroom 4

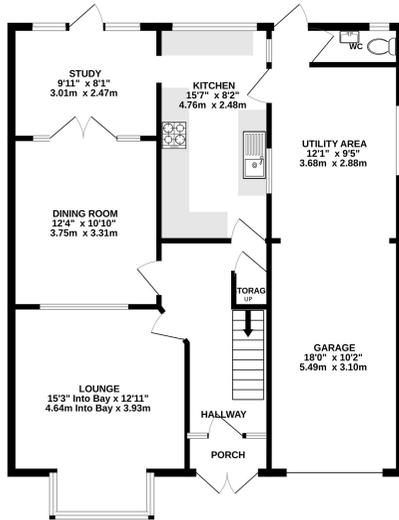
7' 7" x 6' 4" (2.31m x 1.93m)



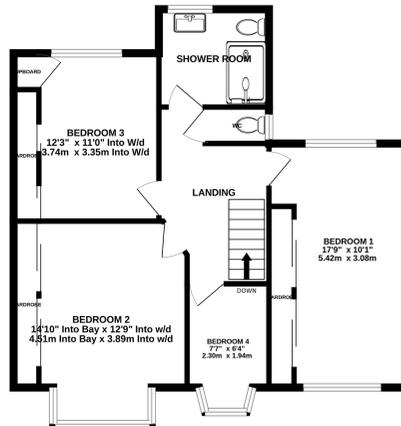


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GROUND FLOOR
952 sq.ft. (88.5 sq.m.) approx.



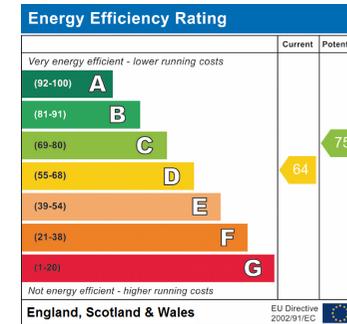
1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 1641 sq.ft. (152.5 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

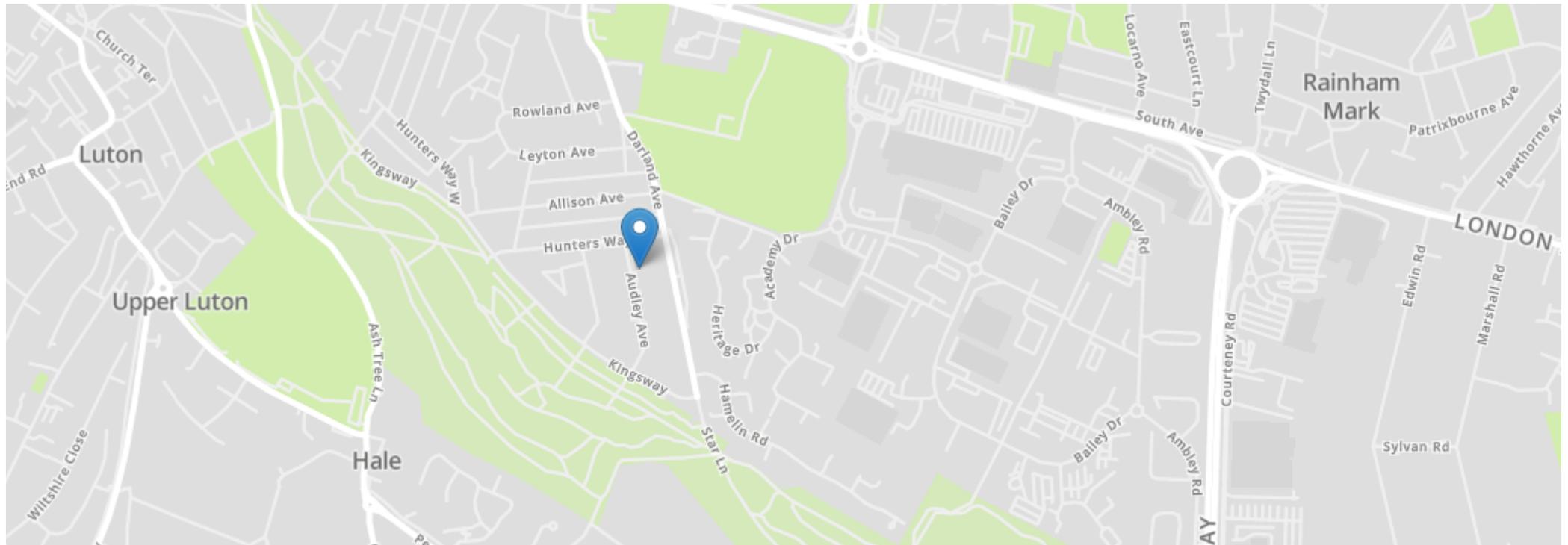


AGENT NOTES

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 D



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

From High Street, Rainham, Gillingham ME8 7HS, head northwest on High St/A2 toward Ashurst Pl, go through 1 roundabout 1.2, at the roundabout, take the 3rd exit onto Sovereign Blvd/A2, 1.7 at the roundabout, take the 2nd exit and stay on Sovereign Blvd/A2 2.1, turn left onto Darland Ave 2.3, turn right onto Hunters way and take the first left onto Audley Avenue and the property is on your left.

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