



WOODSIDE





Guide Price £600,000 Freehold

## THE PROPERTY

**\*\*Guide price £600,000-£625,000\*\*** Perfectly positioned in the ever-popular Wigmore area, this spacious and versatile detached chalet bungalow offers an ideal home for growing families or those seeking long-term comfort. The ground floor features an inviting entrance hall, two generously sized bedrooms, each offering ample storage space, a formal dining room provides an elegant setting for entertaining, while the stylish family bathroom includes a luxurious roll-top bath. The home also benefits from a study, ideal for remote work, and a well-equipped kitchen with an adjoining utility area for added convenience. At the heart of the home is a large, welcoming lounge, which opens via French doors onto the impressive rear garden, perfect for relaxing or hosting guests. Upstairs, you'll find two further vastly sized bedrooms, the main bedroom boasts an en-suite and Juliet balcony overlooking the garden and the second bedroom includes an ensuite W/C and basin, both rooms also offer plenty of storage. Externally, the property boasts a generously sized flat rear garden including patio, plenty of lawn and a decked area. There's a detached workshop/garage, and the front offers ample off-road parking offering both practicality and privacy. Located perfectly for good schools, amenities, and transport links this family home will be popular, so call the Greyfox Sales team in Rainham to book your viewing now!

Note: Greyfox are required to declare that the seller of this property is an employee of the company.





### Hallway

### Dining Room

16' 02" x 13' 07" (4.93m x 4.14m)

### Bedroom 4

13' 05" x 12' 11" (4.09m x 3.94m)

### Bedroom 3

13' 05" x 12' 11" (4.09m x 3.94m)

### Study

17' 0" x 09' 10" (5.18m x 3.00m)

### Bathroom

10' 04" x 08' 06" (3.15m x 2.59m)

### Lounge

18' 11" x 15' 06" (5.77m x 4.72m)



### Kitchen

15' 06" x 14' 05" (4.72m x 4.39m)

### Bedroom 1

19' 02" x 19' 0" (5.84m x 5.79m)

### En-suite to Bedroom 1

### Bedroom 2

24' 06" x 14' 0" (7.47m x 4.27m)

### WC & Basin to Bedroom 2

05' 11" x 04' 10" (1.80m x 1.47m)

### Workshop

22' 0" x 11' 0" (6.71m x 3.35m)

### Garden

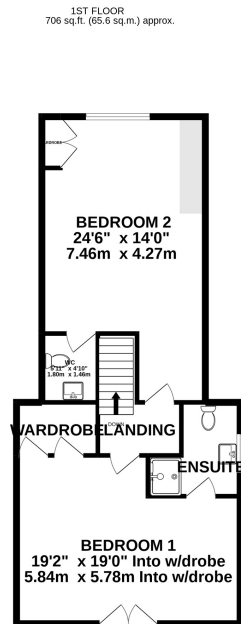
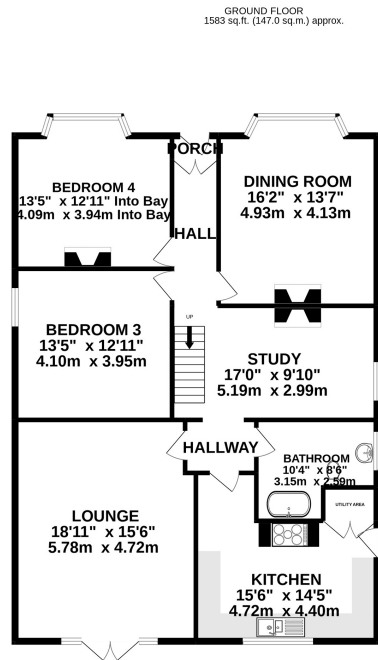
135' 0" x 40' 0" (41.15m x 12.19m)





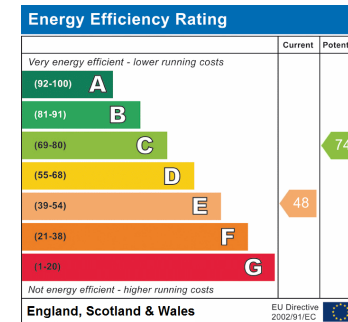


WOODSIDE, WIGMORE, GILLINGHAM, KENT, ME8 0PQ



TOTAL FLOOR AREA : 2289 sq.ft. (212.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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

Directions from Tesco Extra Gillingham

Upon exiting the car park - take the second exit at the roundabout onto Courteney Road. Continue along Courteney Road, at the mini roundabout take the second exit onto Hoath Lane. Continue straight on Hoath Lane, take the second left onto Woodside. Continue along Woodside until you are adjacent to Bredhurst Road and property will be on your left.

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## Greyfox Prestige Rainham

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