



NAPIER ROAD



Offers in Region of £500,000 Freehold

THE PROPERTY

Stunning & Spacious! This exceptional four-bedroom detached family home, built in 2017, is beautifully presented throughout, and offers an abundance of living space for the whole family to enjoy.

Step inside to discover a bright and airy dining room with a charming bay window, a practical utility room incorporating a downstairs cloakroom, and the showstopper of the home a spectacular open-plan kitchen/diner/family room. This incredible space is flooded with natural light from skylights and elegant French doors that lead seamlessly to the garden. The kitchen boasts a fantastic range of units, ample worktop space, and high-spec integrated appliances, making it the perfect hub for both family life and entertaining. Upstairs, the first floor hosts three generously sized bedrooms, including two doubles and a larger-than-average single, plus a modern family bathroom. The primary suite is a true retreat, complete with a stylish en-suite shower room. Venture up to the second floor, and you'll find another spacious double bedroom, enhanced by skylights to the front and rear and eaves storage, creating a peaceful and private space. Outside, the features keep coming! A large driveway offers parking for multiple vehicles, complete with an electric vehicle charging point and gated side access. The east-facing landscaped garden is a true oasis, featuring raised planters, a large patio perfect for entertaining, a handy shed with full power, plus outdoor lighting, electric points, and a convenient tap, serving every corner of this well-designed space.

Situated on the ever-popular Napier Road, this home is just moments from the town centre, hospital, local amenities, and excellent transport links. This gorgeous home is move-in ready, simply unpack and start enjoying! Don't miss out call the Greyfox sales team in Rainham today to book your viewing!





Family/Kitchen

27' 3" x 14' 0" (8.31m x 4.27m)

Dining Room

13' 2" x 9' 6" (4.01m x 2.90m)

Utility/WC

6' 7" x 5' 3" (2.01m x 1.60m)

Bedroom 1

14' 1" x 12' 1" (4.29m x 3.68m)

Ensuite

7' 5" x 4' 11" (2.26m x 1.50m)

Bedroom 2

13' 7" x 9' 1" (4.14m x 2.77m)



Bedroom 3

9' 6" x 7' 9" (2.90m x 2.36m)

Bathroom

7' 5" x 5' 1" (2.26m x 1.55m)

Bedroom 4

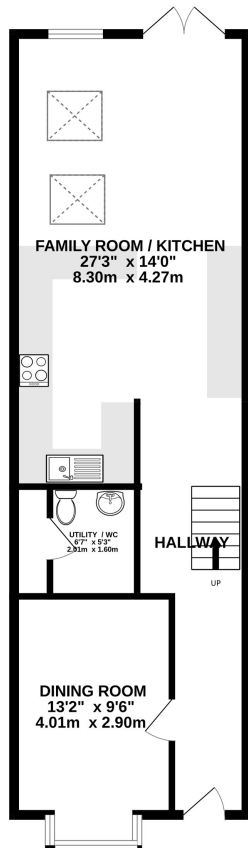
14' 9" x 14' 0" (4.50m x 4.27m)



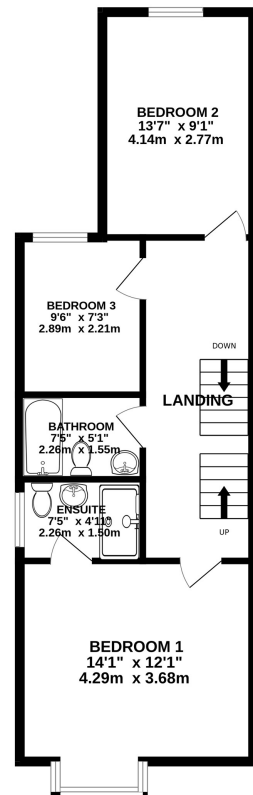


NAPIER ROAD, GILLINGHAM, KENT, ME7 4HN

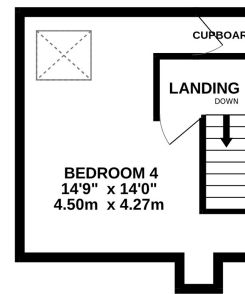
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

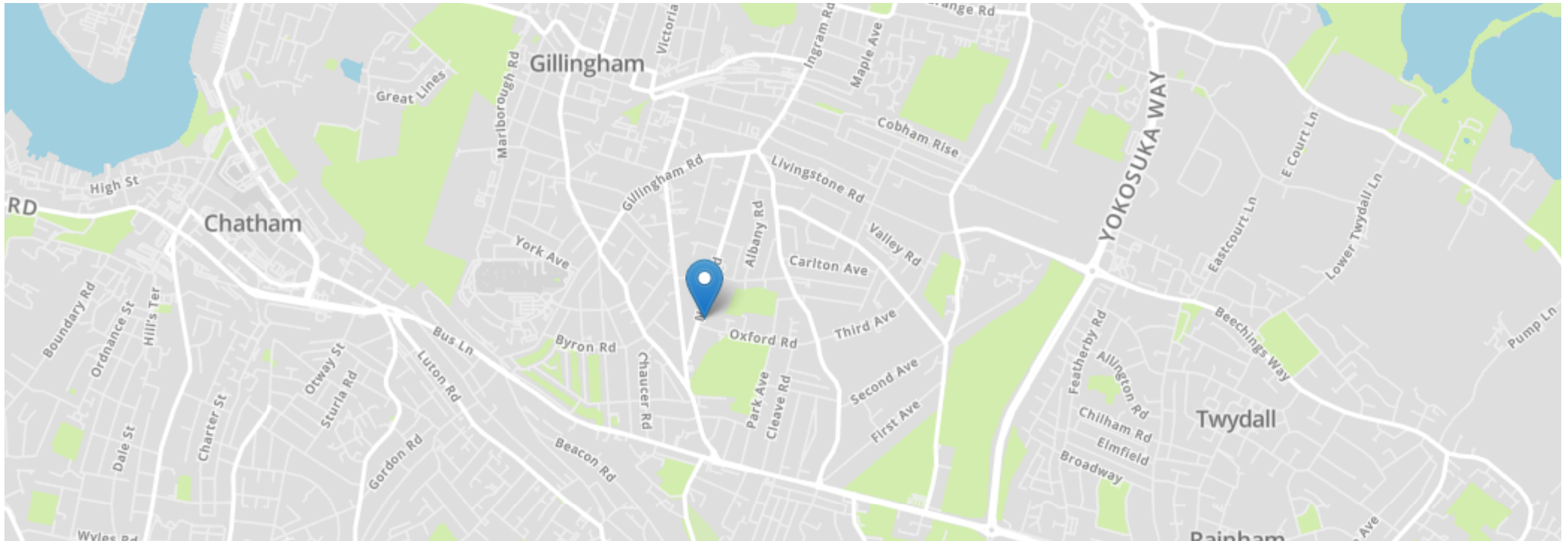
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 F



SITUATION

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, country parks, an outdoor pool, a golf course, Medway Park Sports Centre and more.

DIRECTIONS

From Bowaters Roundabout follow the A2 into Gillingham, turn right into Canterbury Street, at the lights turn right into Napier Road and the property is situated on your right.

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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