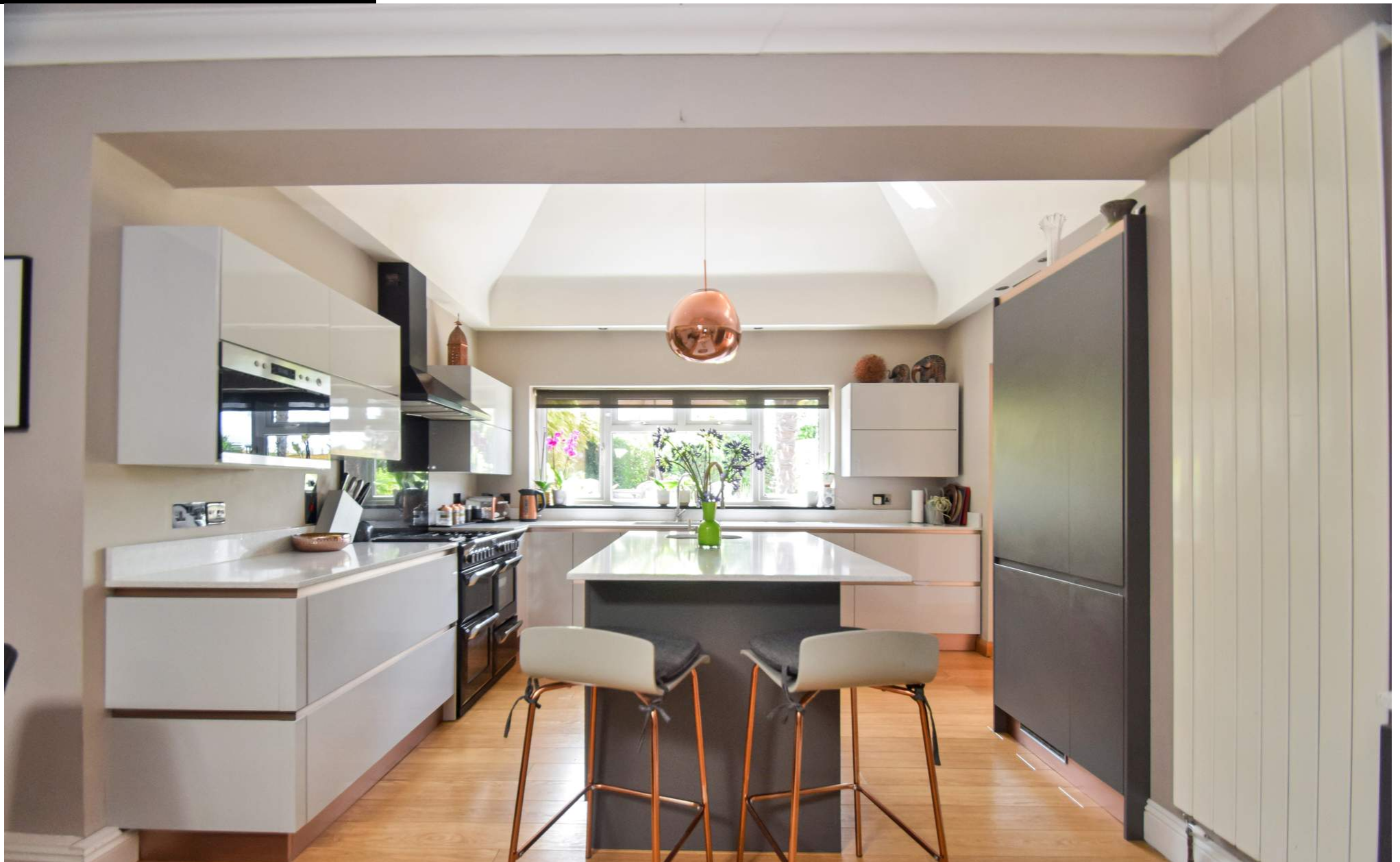




EASTCOURT LANE



Guide Price £800,000 Freehold

THE PROPERTY

Guide Price £800,000-£850,000. Discover the allure of this uniquely designed detached bungalow, a hidden gem nestled in a tranquil semi-rural location. This remarkable property offers an abundance of living space, perfect for a growing family or those seeking a multigenerational home.

Generous in size, the bungalow boasts two spacious reception rooms. The cozy lounge features a charming log burner, while the sitting room, equipped with underfloor heating, opens onto the beautiful garden through triple-glazed bi-folding doors. Four Double Bedrooms, each designed with comfort in mind, providing plenty of space for relaxation. The primary and second bedrooms each feature luxurious en-suite bathrooms with a boutique hotel ambiance. A four-piece family bathroom includes a freestanding roll-top bath, perfect for unwinding, and a further family shower room adds convenience.

The heart of the home is a fabulous kitchen, complete with a large island for informal dining. The vaulted ceiling and Velux windows flood the space with natural light, creating a bright and inviting atmosphere. The adjoining dining area is ideal for more formal gatherings. A dedicated office space ensures productivity for those who work remotely, while a handy utility room adds extra convenience.

The property features a neatly lawned front garden, a double garage, and additional parking spaces and an enchanting courtyard. The pinnacle is when you step into the stunning mature south-facing garden, meticulously crafted over the years by the current owners. Pops of vibrant colour, a serene pond with water lilies, and an array of tropical plants and trees create a tranquil oasis.

This bungalow is a fantastic purchase for anyone seeking a unique and spacious home in a peaceful setting. Viewing is highly recommended to fully appreciate the beauty and charm of this hidden gem. Don't miss out on this incredible home, contact the Greyfox Sales Team in Rainham today to arrange a viewing!





Hallway

12' 8" x 8' 06" (3.86m x 2.59m)

Entrance Hall

24' 09" x 3' 10" (7.54m x 1.17m)

Office

5' 9" x 3' 11" (1.75m x 1.19m)

Lounge

22' 00" x 15' 7" (6.71m x 4.75m)

Sitting Room

17' 5" x 14' 7" (5.31m x 4.45m)

Kitchen

12' 11" x 9' 11" (3.94m x 3.02m)

Dining Room

14' 2" x 13' 4" (4.32m x 4.06m)

Utility Room

8' 03" x 6' 11" (2.51m x 2.11m)

Bathroom

9' 03" x 6' 11" (2.82m x 2.11m)

Bedroom 1

15' 10" x 13' 5" (4.83m x 4.09m)

Ensuite Bedroom 1

5' 08" x 5' 06" (1.73m x 1.68m)

Bedroom 2

15' 5" x 11' 7" (4.70m x 3.53m)

Ensuite Bedroom 2

7' 08" x 5' 00" (2.34m x 1.52m)

Bedroom 3

15' 11" x 8' 11" (4.85m x 2.72m)

Bedroom 4

10' 04" x 9' 1" (3.15m x 2.77m)

Shower Room

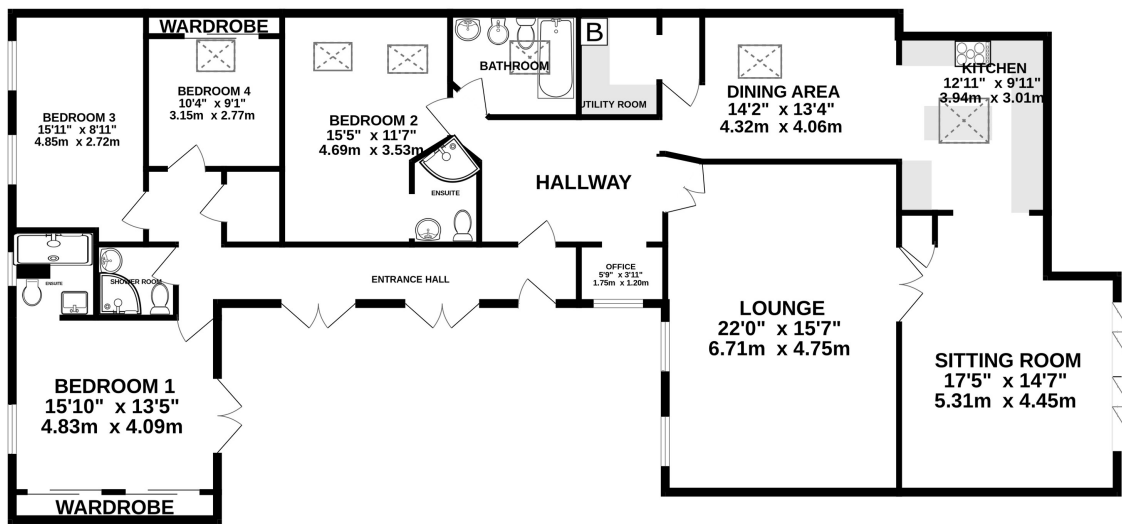
5' 10" x 5' 06" (1.78m x 1.68m)



EASTCOURT LANE, GILLINGHAM, KENT, ME7 2UR



GROUND FLOOR
2110 sq.ft. (196.0 sq.m.) approx.



TOTAL FLOOR AREA: 2110 sq.ft. (196.0 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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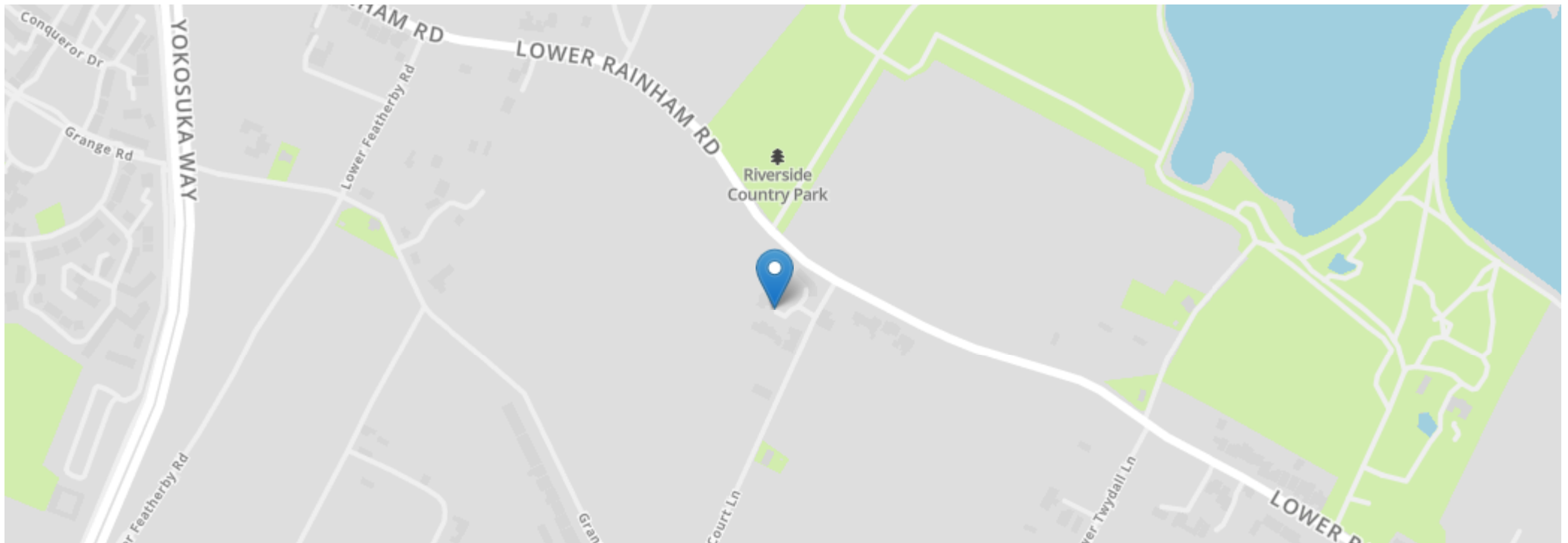
EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	77
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 Bowater Roundabout take A2/Sovereign Boulevard, at roundabout take 3rd Exit, at next roundabout take 2nd exit, at next roundabout take 3rd exit for B2204/Lower Rainham Road, in half a mile turn right onto East Court Lane.

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