



FAIRVIEW AVENUE



Guide Price £800,000 Freehold

THE PROPERTY

Guide Price £800,000 - £850,000. A Stunning Family Home in Wigmore – Spacious, Stylish & Chain Free!

Tucked away from the road with ample parking and an electric car charging point, this impressive detached four bedroom home in the heart of Wigmore is chain free and ready for you to move straight in. Perfectly designed for modern family life, it offers an unbeatable combination of space, comfort, and convenience. Step through the front door into a bright, generously sized hallway, setting the tone for the space and elegance found throughout. This home offers four spacious double bedrooms, including a truly luxurious primary suite complete with a walk-in wardrobe, rainfall shower, built-in TV, zonal lighting, and underfloor heating, a private sanctuary to unwind in style. There's room for everyone with two expansive reception rooms, the main is the open plan lounge and dining room which is the heart of the home, a stunning modern kitchen fitted with top of the range appliances, quartz worktops and underfloor heating, a dedicated study/playroom and a separate home office, ideal for family time, entertaining guests, or working from home with ease. Outside, the spectacular 145ft rear garden is a dream for families featuring a large patio, decked entertaining space, lush lawn, mature tropical plants and trees, a children's play area, and a summerhouse for year-round enjoyment. Protected trees at the rear offer both privacy and a touch of natural beauty.

Located within walking distance of "Good" Ofsted-rated schools, Wigmore Park, and excellent transport links, this home ticks every box for busy family life. And if you're looking to grow, previously approved plans (now lapsed) for a 5-metre rear extension give you the exciting potential to expand even further.

This home really has it all, space, style, and room to grow. Don't miss out call the Greyfox Sales Team in Rainham today to book your viewing today!



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



Reception Room

26' 10" x 16' 5" (8.18m x 5.00m)

Office

11' 5" x 7' 2" (3.48m x 2.18m)

Reception & Dining Room

21' 9" x 20' 7" (6.63m x 6.27m)

Kitchen

15' 8" x 7' 6" (4.78m x 2.29m)

W/C

7' 8" x 4' 2" (2.34m x 1.27m)

Study/ Play Room

8' 9" x 6' 7" (2.67m x 2.01m)

Bedroom 1

14' 7" x 11' 3" (4.45m x 3.43m)

En Suite

11' 5" x 5' 10" (3.48m x 1.78m)

Walk In Wardrobe

5' 11" x 5' 2" (1.80m x 1.57m)

Bedroom 2

14' 0" x 7' 7" (4.27m x 2.31m)

Bedroom 3

11' 0" x 8' 10" (3.35m x 2.69m)

Bathroom

7' 7" x 7' 3" (2.31m x 2.21m)

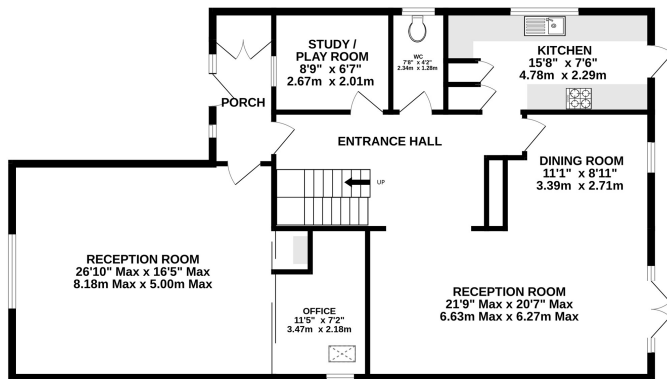
Bedroom 4

10' 9" x 7' 4" (3.28m x 2.24m)

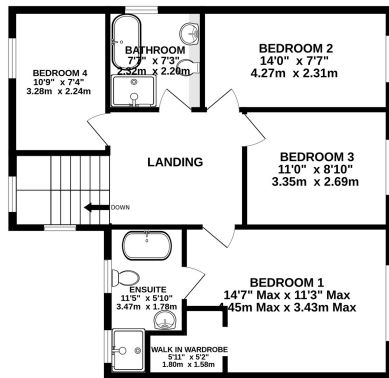


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GROUND FLOOR



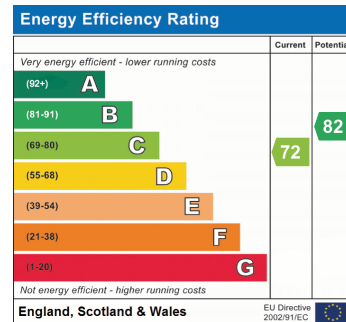
1ST FLOOR



TOTAL FLOOR AREA: 1985sq.ft. (184.4 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

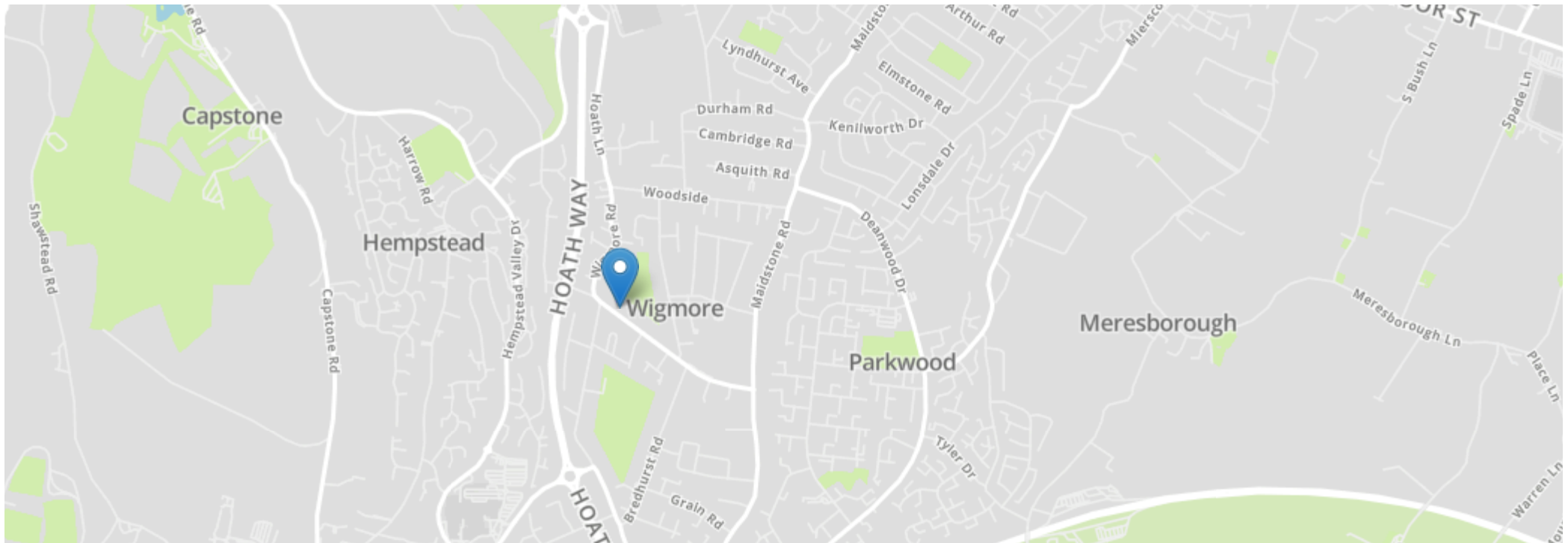
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Local Authority

Medway

Band E

Tax Band Amount: £2697.84



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 is located on your left.

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