



FAIRVIEW AVENUE



Guide Price £800,000 Freehold

THE PROPERTY

Guide Price £800,000-£850,000

A home that has it all without compromise. If you are searching for the perfect family home, this property could be the one for you. With an attractive frontage, spacious accommodation, stylish décor throughout, generous garden and set in highly sought after Wigmore - this could be your 'forever home'.

The current owners have updated and modernised the property and created a fantastic family home, that you can simply move into and start enjoying. The ground floor accommodation offers a cloak/boot room, study, playroom, utility room, separate w/c, spacious lounge, and an impressive open plan family/kitchen/breakfast room which is the heart of the home. Moving to the first floor a fabulous primary bedroom boasting a contemporary en-suite with double sink and walk in shower, three further light and airy double bedrooms and a family bath & shower room. Externally, a generously sized low maintenance rear garden with large patio and artificial lawn, which is an ideal entertainment space for the whole family to enjoy. To the front a large driveway offering plenty of space for parking, an electrical charging point and integral garage. This property is ideal for a growing family, looking for a modern house to fit a contemporary lifestyle, whilst offering easy access to transport links, great schools and local amenities.



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



Open Plan Family / Kitchen / Breakfast Room

32' 3" x 19' 8" (9.83m x 5.99m)

Study

10' 11" x 6' 9" (3.33m x 2.06m)

Lounge

14' 8" x 10' 11" (4.47m x 3.33m)

Play Room

19' 0" x 7' 5" (5.79m x 2.26m)

Utility Room

8' 2" x 5' 0" (2.49m x 1.52m)

Garage

17' 0" x 9' 1" (5.18m x 2.77m)



Bedroom 1

21' 2" x 14' 2" (6.45m x 4.32m)

Bedroom 2

12' 2" x 10' 11" (3.71m x 3.33m)

Bedroom 3

10' 11" x 9' 2" (3.33m x 2.79m)

Bedroom 4

10' 8" x 8' 10" (3.25m x 2.69m)

Bathroom

9' 10" x 7' 5" (3.00m x 2.26m)

Ensuite

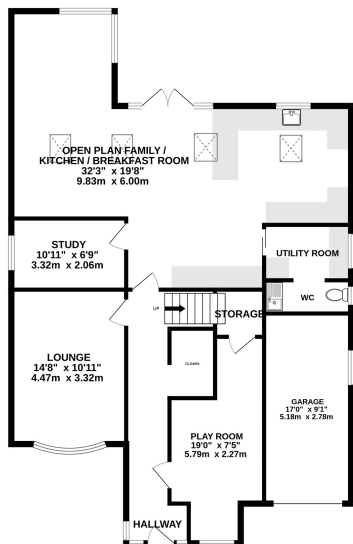
7' 11" x 6' 10" (2.41m x 2.08m)



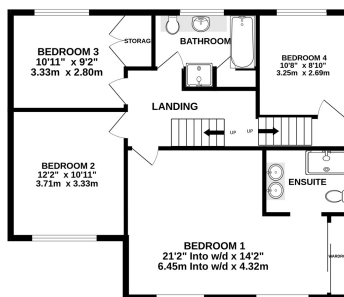


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GROUND FLOOR
1287 sq.ft. (119.6 sq.m.) approx.




1ST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 2098 sq.ft. (194.9 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		72
(55-68)	D		
(39-54)	E	55	
(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 E



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

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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