



Sunnymead Avenue

Gillingham | Kent | ME7 2DY



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Gillingham, Kent, ME7 2DY

Offers Over £390,000

Freehold

Robinson Michael and Jackson are delighted to offer this stunning four-bedroom home with stunning ground floor extension in Sunnymead Avenue.

Benefitting from:

- 1592.2 Square Feet
- 0.6 Miles To Gillingham Station
- Pod Point electric car charging facility
- En Suite to Master Bedroom
- Large Open plan Kitchen Diner
- Council Tax: C
- EPC Rating: C



Accommodation

Entrance Hall Double glazed composite door to front. Two storage cupboards. Radiator. Laminate flooring.

Cloakroom 1.75m x 0.84m (5'9" x 2'9") Low level WC. Wash hand basin. Radiator. Laminate flooring.

Lounge 4.06m x 3.2m (13'4" x 10'6") Double glazed bay window with shutters to front. Log burner. Radiator. Laminate flooring.

Kitchen 8.15m x 4.95m (26'9" x 16'3") Double glazed bi-folding doors to rear. Two electric velux windows. Range of wall and base units with work surface over. Island with electric hob and extractor fan. Built in oven. Integrated AEG appliances to include fridge freezer, washing machine and dishwasher. Sink unit. Radiator. Laminate flooring.

Landing 2.8m x 1.73m (9'2" x 5'8") Carpet.

Bedroom Two 3.05m x 3.5m (10' x 11'6") Double glazed window with shutters to front. Carpet. Radiator.

Bedroom Three 3.05m x 3.73m (10' x 12'3") Double glazed window to rear. Radiator. Carpet.

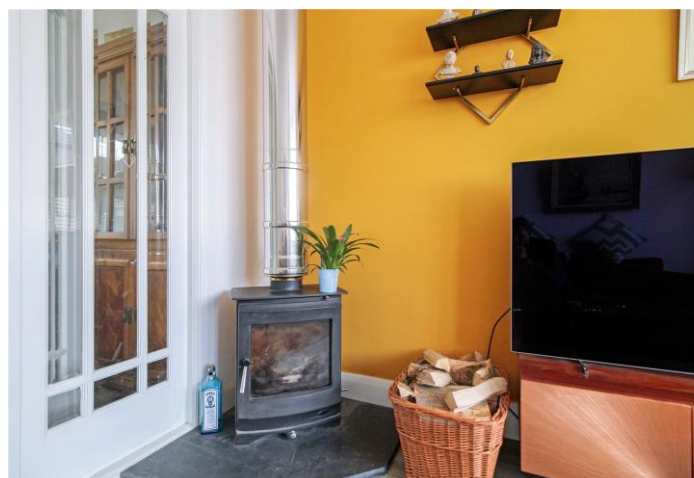
Bedroom Four 2.51m x 1.73m (8'3" x 5'8") Double glazed window with shutters to front. Radiator. Carpet.

Bathroom 1.88m x 1.73m (6'2" x 5'8") Double glazed window to rear. Bath with shower over. Low level WC. Wash hand basin. Tiled.

Landing 1.63m x 2.34m (5'4" x 7'8")

Master Bedroom 5.94m x 3.8m (19'6" x 12'6") Double glazed window with shutters to rear. Two velux windows. Eaves storage. Fitted wardrobes. Carpet. Radiator.

En Suite 2.51m x 1.93m (8'3" x 6'4") Double glazed window to front. Low level WC. Wash hand basin. Bath. Heated towel rail. Tiled flooring.





Exterior

Rear Garden South facing garden. Laid to lawn. Patio area. Outside power. Outside tap. Access to garage.

Garage 5.08m x 4.72m (16'8" x 15'6") Electric shutter door. Power. Access to garden.

Driveway To front for two cars.

Additional Information

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Silver Blades Ice Rink, the Ski & Snowboard centre and Great Lines Heritage Park.

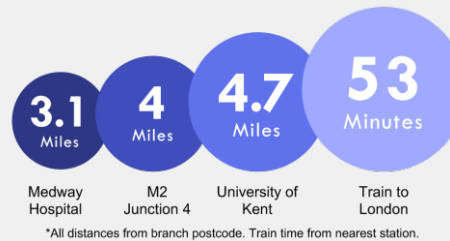




Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Lee Franklin - Branch Manager

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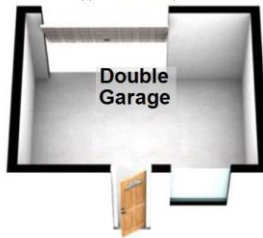
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SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Ground Floor
Approx. 824.1 sq. feet



First Floor
Approx. 389.5 sq. feet



Second Floor
Approx. 378.6 sq. feet

