



# Darland Avenue

Darland | Gillingham | ME7 3AH



# Darland Avenue

Darland, Gillingham, ME7 3AH

Offers Over £800,000  
Freehold

Charming 4-bed, 2,270 sq ft home in Darland Ave. Modern kitchen, cozy lounge, home office, landscaped garden with hot tub. Conveniently located 1.54 miles from Gillingham Train Station.

## Benefitting from:

- 2270 Square Feet
- 1.54 Miles to Gillingham Train Station
- Walking Distance to Darland Banks
- Immaculate Condition Throughout
- Stunning Kitchen with Granite Worktops
- Beautiful Lounge with Media Wall and Fireplace
- Ideal Home Office/Workspace with Separate Entrance
- Landscaped Garden with Decking and Astro Turf
- Garden Room with Hot Tub and Storage Space
- Two Block Paved Driveways for Several Cars
- Council Tax: F
- EPC Rating: C



## Accommodation

**Entrance** Double glazed door to front.

**Entrance Hallway** Door to front. Stairs to first floor. Laminate flooring. Radiator.

**Cloakroom** 1.57m x 0.81m (5'2" x 2'8") Double glazed window to front. Low level WC. Pedestal wash hand basin. Heated towel rail. Tiled walls and flooring.

**Dining Room** 5.18m x 3.58m (17' x 11'9") Built in bar. Wall lighting. Laminate flooring. Two radiators.

**Lounge** 5.05m x 4.11m (16'7" x 13'6") Double glazed window to front. Media wall with 82" TV. Fireplace. Laminate flooring. Two radiators.

**Office** 7.82m x 2.6m (25'8" x 8'6") Double glazed door to front. Double glazed window to front and side. Laminate flooring. Radiator.

**Kitchen/Diner** 4.78m x 3.4m (15'8" x 11'2") Double glazed window to rear. Double glazed sky light. Range of wall and base units with granite worktops. 1 1/2 bowl stainless steel sink. AEG appliances (Double oven, hob, dishwasher). Tiled flooring. Radiator.

**Utility Room/Gym** 4.8m x 3.48m (15'9" x 11'5") Double glazed French doors to rear. Double glazed window to rear. Space for washing machine and tumble dryer.

**Ground Floor Shower Room** 2.51m x 1.73m (8'3" x 5'8") Low level WC. Pedestal wash hand basin. Shower cubicle. Heated towel rail. Tiled walls and flooring.

**Landing** Double glazed window to front. Loft access. Built in cupboards. Carpet.

**Bedroom One** 5.18m x 4.17m (17' x 13'8") Double glazed window to rear. Fitted wardrobes. Carpet. Radiator.

**Ensuite** 1.9m x 1.73m (6'3" x 5'8") Double glazed window to rear. Low level WC. Pedestal wash hand basin. Shower cubicle. Heated towel rail. Tiled walls and flooring.

**Bedroom Two** 3.96m x 2.95m (13' x 9'8") Double glazed window to front. Fitted wardrobes. Carpet. Radiator.

**Bedroom Three** 4.34m x 2.74m (14'3" x 9') Double glazed window to rear. Fitted wardrobes. Carpet. Radiator.

**Bedroom Four** 4.04m x 4m (13'3" x 13'1") Double glazed window to front. Fitted wardrobes. Carpet. Radiator.





**Bathroom** 2.51m x 1.73m (8'3" x 5'8") Double glazed window to rear. Low level WC. Pedestal wash hand basin. Shower cubicle. Heated towel rail. Tiled walls and flooring.

## Exterior

**Garden Room** 4.32m x 3.25m (14'2" x 10'8") Double glazed doors and windows. Hot tub. Light and power.

**Shed** 3.25m x 1.24m (10'8" x 4'1") Light and power.

**Rear Garden** 12.5m x 8.23m (41' x 27') Decked area. Astro turf. Side access.

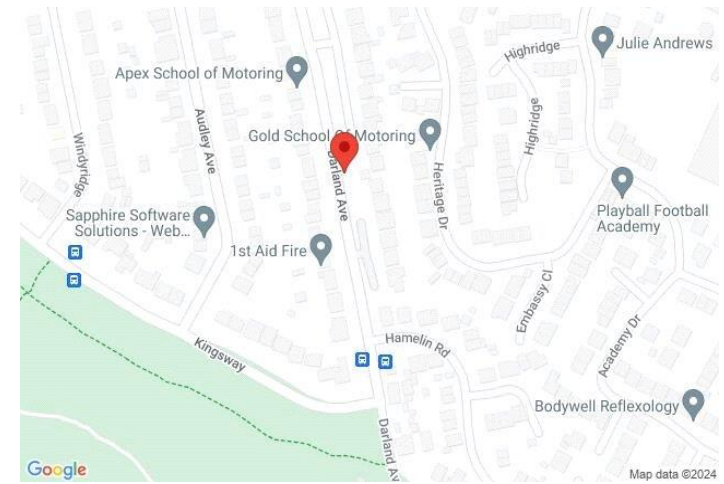
**Parking** Two block paved driveways to front.

## 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 Planet Ice Skating 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.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

Lee Franklin - Branch Partner

01634 263000

Robinson Michael & Jackson

17 High Street,

Rainham,

ME8 7HX

[rainham@robinson-jackson.com](mailto:rainham@robinson-jackson.com)

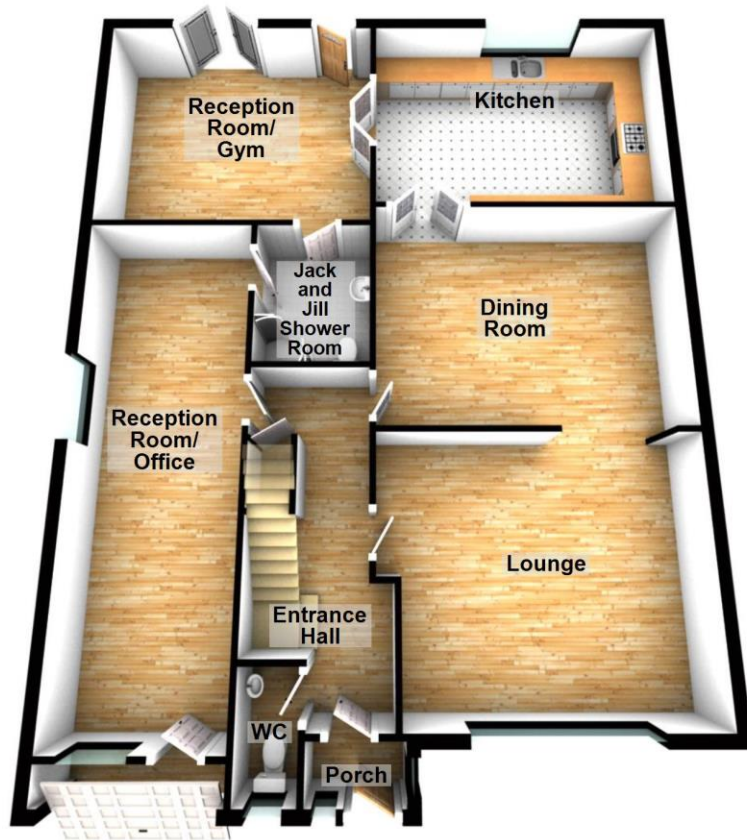
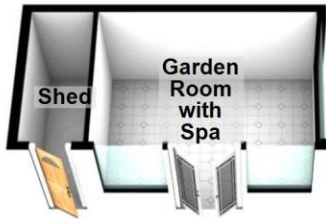
SALES | MORTGAGES | LEGALS

**ROBINSON MICHAEL & JACKSON**



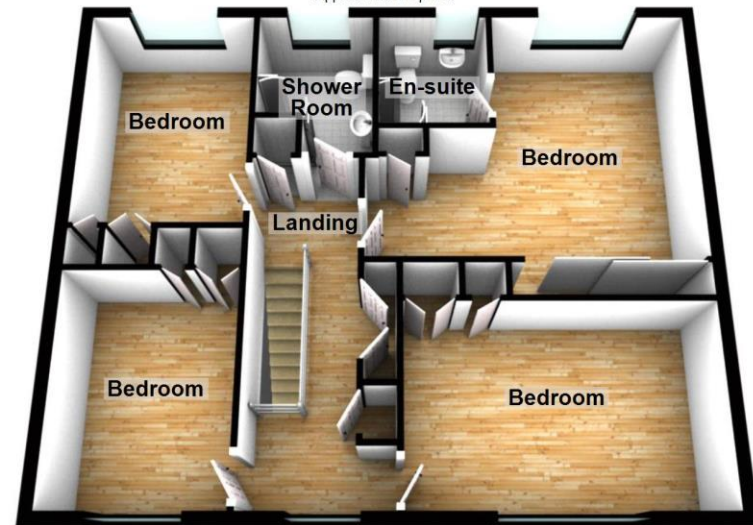
### Ground Floor

Approx. 1444.8 sq. feet



### First Floor

Approx. 825.5 sq. feet



Total area: approx. 2270.2 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.  
Plan produced using PlanUp.

