



**Windmill Road**  
Gillingham | ME7 5PE





# Windmill Road , Gillingham, ME7 5PE

CR Real Estate are pleased to offer for sale with no onward chain this large three-bedroom period property ideally situated in the popular residential town of Gillingham.

The ground floor comprises of an entrance hall, spacious lounge with bay front window, dining room, study, breakfast room, large kitchen with separate cloakroom/WC, and conservatory. The first floor of the home offers a landing space with storage cupboards, three double bedrooms and the family shower room. Additional benefits of this property include, a basement and a generously sized enclosed garden to the rear of the home with patio area, grass lawn and mature shrubs.

Windmill Road is well located within the area and is within easy access of local shops, parks, public transport routes and multiple primary and secondary schools including Byron Primary School, All Saints C of E Primary School, Luton Primary School, Chatham Grammar, Brompton Academy and The Robert Napier School. Additional location benefits include being within a short walk from Medway Maritime Hospital; and for commuters Gillingham and Chatham train stations are just under 20 minutes' walk away and offers fantastic railway links to the surrounding areas and London.

2,950,000





## Entrance Hall

## Lounge

19'7 x 11'10 (5.97m x 3.61m)

## Dining Room

13'7 x 11'0 (4.14m x 3.35m)

## Breakfast Room

9'11 x 9'10 (3.02m x 3.00m)

## Kitchen/Diner

15'9 x 11'4 (4.80m x 3.45m)

## Study

13'1 x 11'3 (3.99m x 3.43m)

## Cloakroom/WC

## Conservatory

11'11 x 7'11 (3.63m x 2.41m)

## Cellar

10'0 x 9'7 (3.05m x 2.92m)

## Bedroom

16'11 x 13'8 (5.16m x 4.17m)

## Bedroom

11'10 x 8'6 (3.61m x 2.59m)

## Bedroom

10'4 x 8'9 (3.15m x 2.67m)

## Shower Room

9'8 x 7'0 (2.95m x 2.13m)

## Cloakroom/WC





Total area: approx. 170.1 sq. metres (1831.1 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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