



## Chipstead Road, Gillingham ME8 9UA

**Offers Over £375,000**

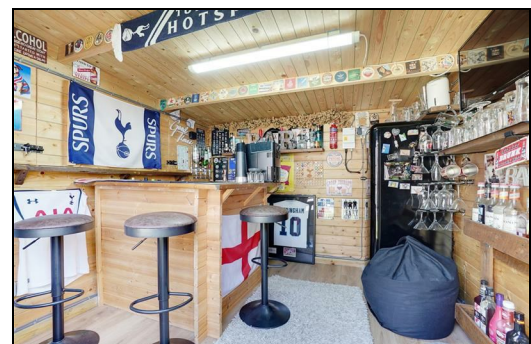
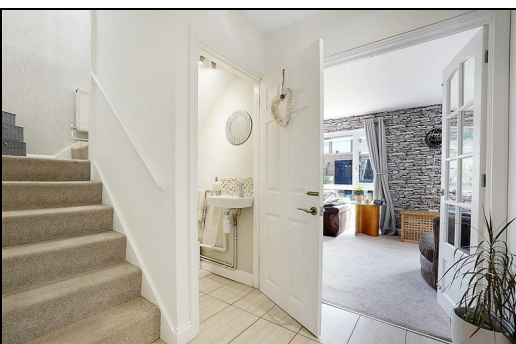
Chipstead Road presents a spacious and stunning four-bedroom family home, now available for sale in the sought-after residential area of Parkwood. This extended property must be viewed to fully appreciate the abundant features it offers.

Inside, you'll find a generous living area, a fitted kitchen/diner with a separate utility area, a convenient cloakroom/WC, and a double bedroom on the ground floor. Upstairs, the home boasts three additional bedrooms, all thoughtfully designed to provide ample space and comfort. The first floor also includes a separate four-piece family bathroom.

The property's exterior is equally impressive, with off-street parking for up to three cars at the front. At the rear, you'll discover a beautifully maintained garden, offering a serene escape for relaxation. The garden features a large summerhouse with a bar area, ideal for entertaining guests or enjoying family gatherings.

Positioned within a short drive to Hempstead Valley Shopping Centre, you will benefit from easy access to an array of local amenities, including shops, restaurants, and popular local schools. As well as excellent transport links by train, car, and bus for easy access to surrounding towns, as well as the M2/A2/M20 for quick connections to London and the Kent coast.

Don't miss the opportunity to make this exceptional property your new home, contact us now to arrange your viewing appointment.





Entrance Hall

Kitchen/Diner 19'7 x 9'2 (5.97m x 2.79m)

Living Room 21'11 x 10'5 (6.68m x 3.18m)

Utility Room 7'8 x 5'0 (2.34m x 1.52m)

Cloakroom/WC 3'8 x 2'10 (1.12m x 0.86m)


Bedroom 10'6 x 7'8 (3.20m x 2.34m)


Bedroom 11'10 x 10'6 (3.61m x 3.20m)

Bedroom 10'6 x 9'9 (3.20m x 2.97m)

Bedroom 8'8 x 5'7 (2.64m x 1.70m)

Bathroom 7'11 x 5'5 (2.41m x 1.65m)

| 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>  |         |           |
| EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>                                     |         |           |
| EU Directive 2002/91/EC  |         |           |



ESTATE AGENCY : REDEFINED

