



**Marshall Road**  
Gillingham | ME8 0AL



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, Gillingham, ME8 0AL

Offers Over £1,000,000

WELCOME TO MARSHALL ROAD! THIS NEWLY BUILT SIX-BEDROOM DETACHED FAMILY HOME IS SITUATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA IN RAINHAM. THIS REMARKABLE HOME COMBINES MODERN DESIGN WITH PRACTICAL FEATURES AND AN EXPANSIVE LAYOUT, MAKING IT AN IDEAL CHOICE ANY LARGE FAMILY.

- New Build Detached Family Home
- Six Double Bedrooms
- Popular Location
- 10 Year Warranty
- Over 3000 Sq Ft
- High End Fittings Throughout
- Great Size Garden
- Parking & Charging Port
- Spacious Kitchen/Family Room



## Entrance Hall

## Lounge

19'5 x 12'1 (5.92m x 3.68m)

## Dining Room

21'8 x 11'5 (6.60m x 3.48m)

## Kitchen/Family Room

30'5 x 16'6 (9.27m x 5.03m)

## Utility Room

6'9 x 6'0 (2.06m x 1.83m)

## Cloakroom/WC

## Bedroom

15'11 x 12'2 (4.85m x 3.71m)

## En Suite

## Bedroom

14'10 x 11'6 (4.52m x 3.51m)

## En Suite

## Bedroom

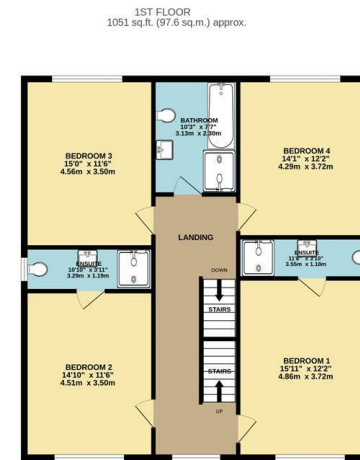
15'0 x 11'6 (4.57m x 3.51m)

## Bedroom

14'1 x 12'2 (4.29m x 3.71m)

## Family Bathroom

10'3 x 7'7 (3.12m x 2.31m)



TOTAL FLOOR AREA: 3030 sq.ft. (281.5 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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## Bedroom

30'0 x 11'9 (9.14m x 3.58m)

## Bedroom

30'0 x 12'5 (9.14m x 3.78m)

## Shower Room

7'8 x 7'0 (2.34m x 2.13m)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

