



**Layfield Road**  
Gillingham | ME7 2QY



# Layfield Road , Gillingham, ME7 2QY

Spacious Four-Storey Family Home with Garden and River Views – No Onward Chain

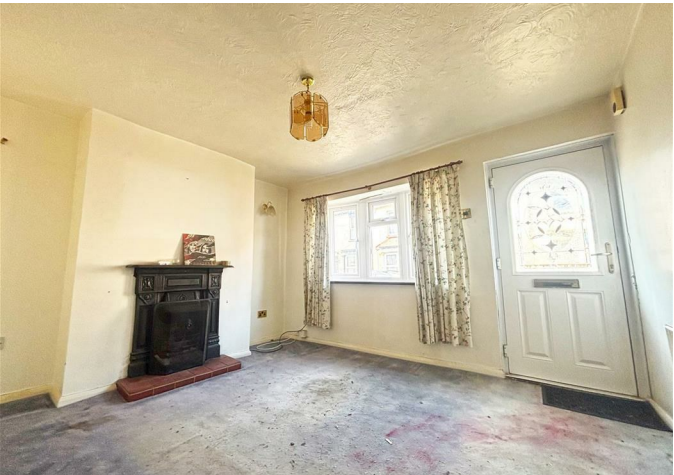
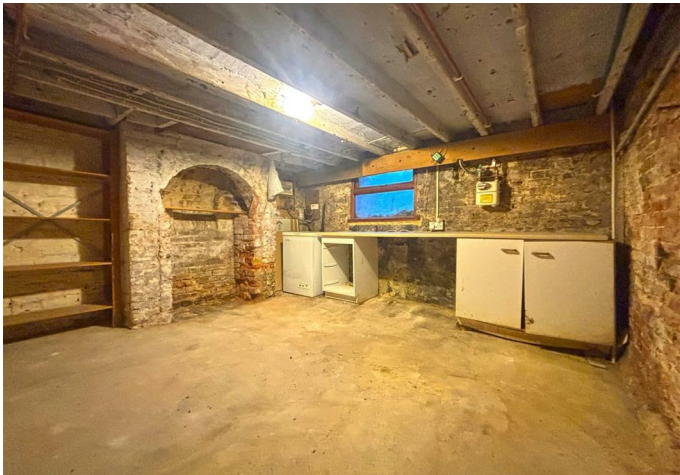
This three-bedroom mid-terrace home, set over four floors, offers generous and flexible living space, ideal for families or those looking to put their own stamp on a property.

The ground floor features a comfortable lounge, separate dining room, kitchen, and a convenient shower room. On the first floor, you'll find two well-sized double bedrooms, while the top floor offers a third bedroom along with a family bathroom—perfect for use as a home office, guest room, or additional living space.

Outside, the enclosed rear garden provides a private retreat with elevated views toward the River Medway—adding a scenic touch without compromising privacy. While the property would benefit from some updating, it presents a fantastic opportunity to create a personalized home in a well-connected location.

Offered with no onward chain, this home is ready for its next chapter.

£240,000





## Lounge

13'4 x 12'1 (4.06m x 3.68m)

## Dining Room

12'2 x 10'0 (3.71m x 3.05m)

## Kitchen

15'5 x 6'6 (4.70m x 1.98m)

## Shower/Utility Room

9'11 x 4'0 (3.02m x 1.22m)

## Cellar

13'5 x 12'3 (4.09m x 3.73m)

## Bedroom

12'2 x 10'7 (3.71m x 3.23m)

## Bedroom

12'2 x 9'11 (3.71m x 3.02m)

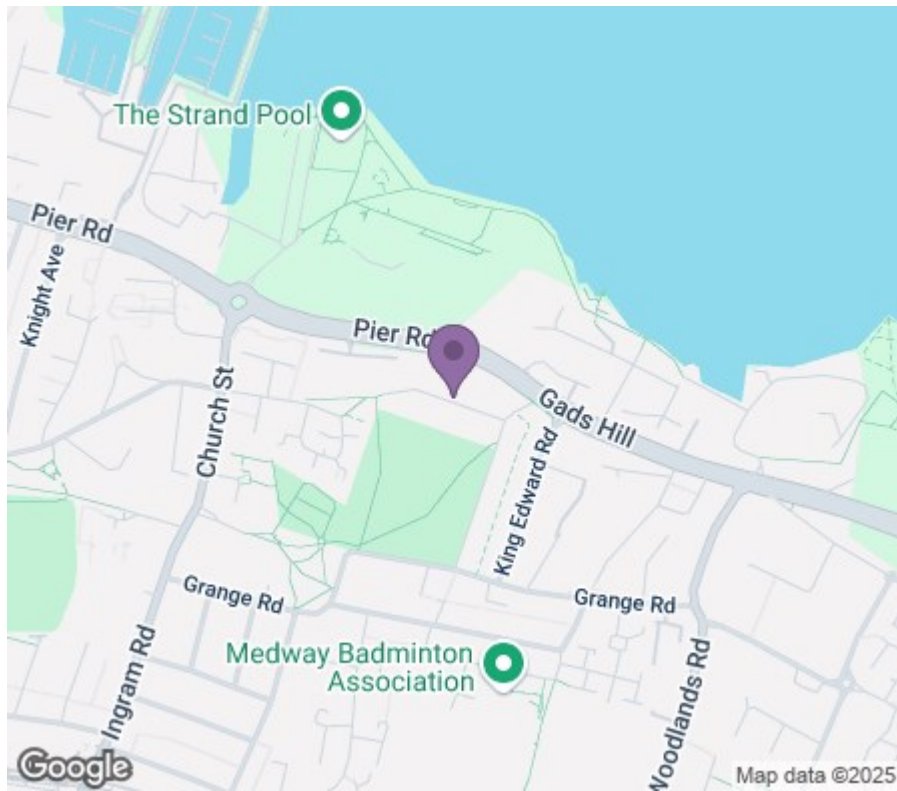
## Bedroom

7'5 x 6'10 (2.26m x 2.08m)

## Bathroom

10'3 x 4'10 (3.12m x 1.47m)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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