



## Barnaby Mead Gillingham

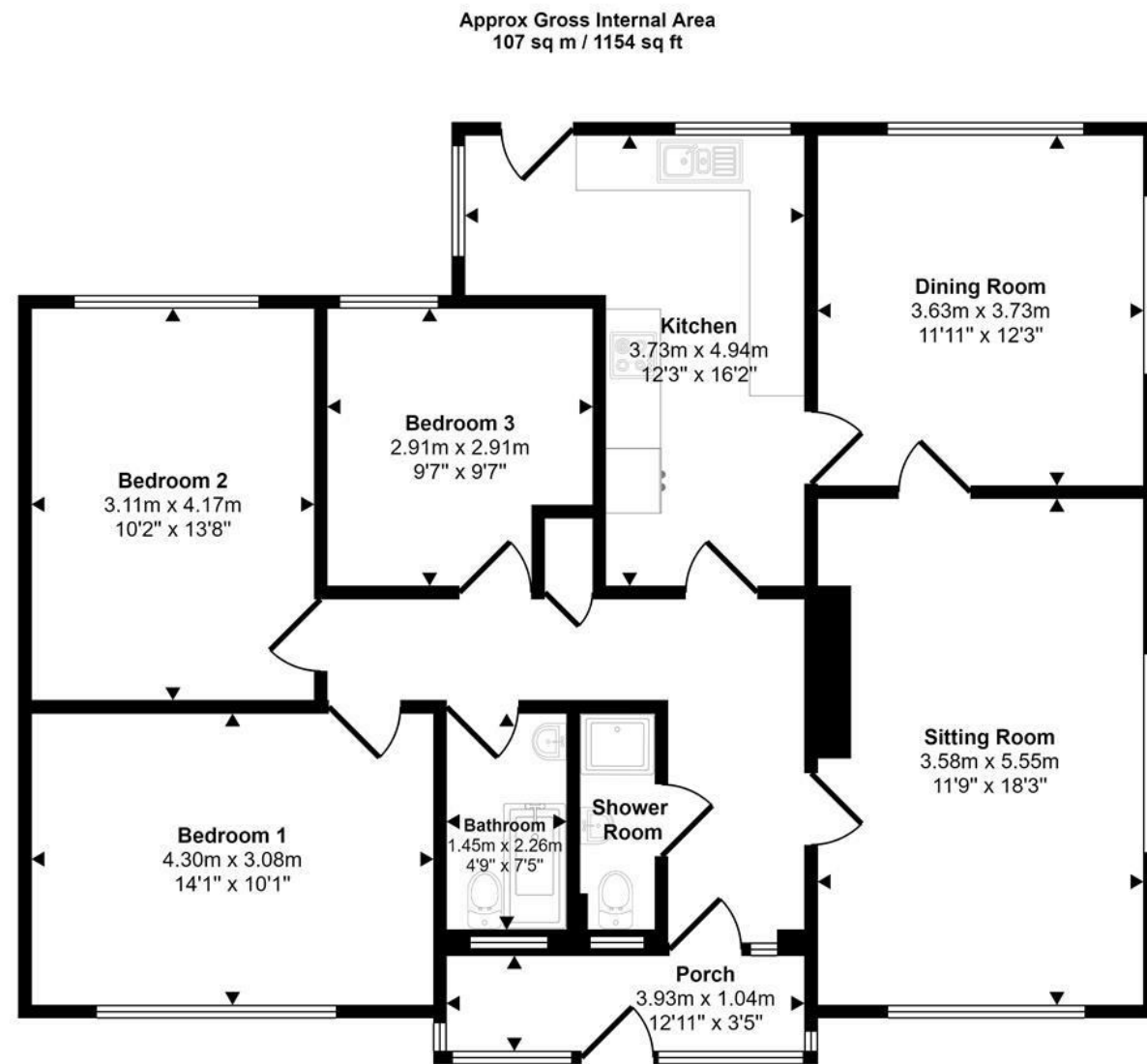
Guide Price  
£420,000

A bright and spacious detached bungalow with three double sized bedrooms, presented to the market with no onward chain and ideally situated in one of the town's most desirable and sought after roads, just a short walk to the high street. Gillingham caters well for everyday essentials with a choice of independent shops and chain stores, doctor and dentist surgeries and schooling for all ages. There is also a range of entertainment venues and the property is also within a short walk to the mainline train station serving London and the West Country.

The bungalow provides an easy to use layout with well proportioned rooms. Both the sitting room and dining room boast a double aspect and the sitting room benefits from an open fire - perfect for those chilly autumn and winter evenings. There is a good sized kitchen and the option of using the bathroom or shower room. This lovely bungalow provides ample space for comfortable living with scope for improvements allowing you to add your own personal touches to suit individual needs and preferences.

Outside, there is plenty of off road parking on the long drive, plus a garage and the large private rear garden is perfect for enjoying outdoor activities or simply unwinding in the fresh air after a hectic day.

Don't miss out on the opportunity to make this delightful bungalow your new home in Gillingham - book a viewing now to experience all that this home has to offer.



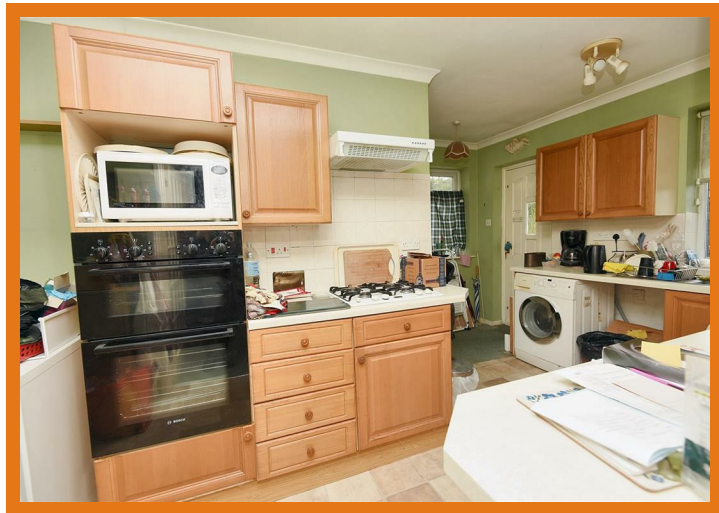
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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		70	83
EU Directive			



## The Property

### Accommodation

#### Inside

The property is approached from the front into a useful porch with plenty of space for boots, shoes and coats. The floor is laid to quarry tile for easy cleaning. A further door opens into a bright and welcoming entrance hall with access to all rooms. There is also access to the loft space with a pull down ladder as well as a cupboard housing the boiler and hot water cylinder. The sitting room enjoys an outlook over the front garden and to the side over the drive. There is an open fireplace with timber mantel piece and stone slip. A paned glass door open into the dining room. This also has a double outlook with window to the side and overlooking the rear garden and has a paned glass door to the kitchen.

The kitchen has a window overlooking the rear garden and one to the side overlooking the paved seating area plus a door to the rear garden. It is fitted with a range of wood fronted units consisting

of floor cupboards, separate drawer unit and eye level cupboards and cabinets with counter lighting beneath. There is a generous amount of work surfaces with a tiled splash back and a one and half bowl stainless steel sink with a mixer tap. There is space and plumbing for a washing machine, built in double electric oven and gas hob with an extractor hood above. There is also space for a fridge/freezer and another under counter appliance. The floor is laid to tile effect vinyl flooring.

There are three double sized bedrooms, two with outlook over the rear garden and one overlooking the front garden. In addition, there is a good sized bathroom plus a separate shower room.

#### Outside

##### Parking and Garage

There is a long drive to the side of the bungalow with space to park three cars and leads up to the garage. This has an up and over door plus a personal door to the side opening to the rear garden.

##### Gardens

The front garden is mostly laid to lawn

and edged by borders planted with trees, shrubs and flowers. It is partly enclosed by a low wall. The garden is also laid to lawn and planted with a variety of trees, shrubs and flowers. There is a large paved seating area to the back of the house plus an outside tap and a small summerhouse. The garden tapers in one corner to a wooded area where there is a timber garden shed. The garden is of a good size with high privacy and a sunny aspect.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band D  
uPVC Double Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold  
No Onward Chain

#### Directions

**From Gillingham High Street**  
From the High Street passing Lloyds' TSB on your right. Just after the church turn right into Barnaby Mead and continue for a short distance where the property will be found on the right hand side, just before the turning circle.  
Postcode SP8 4AL.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.