



## 228a Barnsole Road Gillingham, ME7 4JB Guide price £425,000 to £450,000



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Offered with No Forward Chain, Pollard Estates are delighted to present this spacious and light-filled four-bedroom detached family home, ideally situated in a highly sought-after area of Upper Gillingham.

Offering fantastic potential, the property provides generous living space throughout, including internal access to the garage. The ground floor features a large welcoming entrance hall, cloakroom, storage area and a bright open-plan lounge/dining room with patio doors leading to the private southeast-facing garden. The fitted kitchen, bathed in natural light, offers ample storage and overlooks the rear garden.

Upstairs, a generous landing leads to four double bedrooms. The spacious master bedroom benefits from an ensuite, while a large family bathroom serves the remaining rooms.

Externally, the home sits on an attractive plot with wide street frontage, offering substantial off-road parking with driveway, and internal garage. There is also potential to create additional parking space at the front. The private rear garden is a generous size, mainly laid to lawn, with side access, a summerhouse, and a garden shed.

This property is located just a short walk from the shops, pubs, restaurants, and amenities of Watling Street, with excellent local bus services nearby.

Commuters will appreciate the superb road connections to London, Maidstone, and the Kent Coast via the M2/M20/A2, as well as being just five minutes' drive from Gillingham Mainline Station offering high-speed rail services to London. Medway Maritime Hospital, major supermarkets, and Capstone Country Park are all within short drive.

An excellent range of primary, secondary, and highly regarded grammar schools are within easy walking distance, making this an ideal family home.

Call today to book your viewing on 01634 363606. Please note that some of the furniture in the photos may have been removed from when they were taken.





Entrance Hall

W.C

Lounge/Diner

22'2 x 11'4 (6.76m x 3.45m)

Kitchen

11'3 x 8'5 (3.43m x 2.57m)

Stairs Up From Hallway

Landing

Bedroom 1

13'8 x 11'4 (4.17m x 3.45m)

Bedroom 2

13'8 max x 11'4 (4.17m max x 3.45m)

En-Suite Shower Room

Bedroom 3

12'5 max x 8'11 (3.78m max x 2.72m)

Bedroom 4

11'3 x 8'4 (3.43m x 2.54m)

Bathroom

8'3 x 7'1 plus recess (2.51m x 2.16m plus recess)

Rear Garden

approx 30' long x 50' wide (approx 9.14m long x 15.24m wide)

Integral Garage

18'11 x 7'11 (5.77m x 2.41m)

Driveway

Important Notice -

Pollard Estates, their clients and any joint agents give notice that:

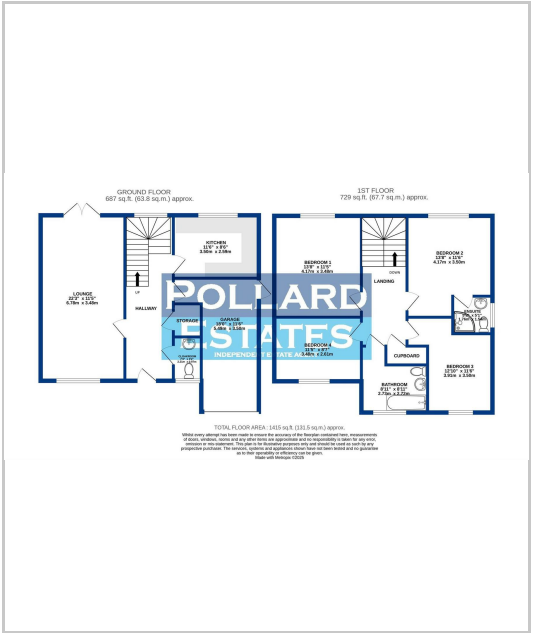
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Area Map



Floor Plans



Energy Efficiency Graph

