



**Connells**

Barnaby Mead  
Gillingham





### Property Description

Offered with no onwards chain and conveniently located CLOSE TO LOCAL AMENITIES this WELL PRESENTED three bedroom detached chalet BUNGALOW offers fantastic living space, with an open plan, dual aspect living room/dining room to allow for light and airy accommodation with a conservatory that extends the living space further with lovely views across the garden, a fitted kitchen with integral fridge, oven and hob for convenience along with a variety of wall and base units for sufficient storage, a utility room and one DOUBLE bedroom on the ground floor along with a shower room for convenience to the occupier. On the first floor the property benefits from another two DOUBLE BEDROOMS both with fitted wardrobes and a family bathroom. The property benefits from a wrap around, private enclosed garden, with a patio area from the conservatory that is perfect for pots and alfresco dining with the rest laid to lawn with a selection of trees and shrubs for increased privacy. The property is also being sold with ample off road, driveway parking for a number of vehicles and a single garage. The property is of walking distance to the local high street where you have the benefit of an array of shops, cafés, restaurants and supermarkets, along with access to a petrol station and other local transport links.

### Entrance Hall

The entrance hall houses the radiator and the under stairs cupboard. The hall can access the Lounge, shower room, utility room, kitchen and the snug/downstairs bathroom. The hall houses the stairs to the first floor.

### Shower Room

The shower room has a double glazed window to the side of the property. There is a WC and a wash hand basin. There is a walk in shower and it houses a radiator.

### Lounge

11' 11" x 16' 4" ( 3.63m x 4.98m )

The lounge has a double glazed window to the front of the property and a double glazed window to the side of the property. The lounge has a telephone and TV point and houses a radiator.

### Dining Room

10' x 13' 11" ( 3.05m x 4.24m )

The dining room has a double glazed window to the side of the property. The dining room has double glazed French doors to conservatory. The dining room houses a radiator.

### Kitchen

8' 8" x 10' 11" ( 2.64m x 3.33m )

The fitted kitchen has both wall and base units. There is a double glazed window to the rear of the property. The kitchen has a 1 and a half bowl sink and drainer. There is an electric oven and an electric hob. The kitchen has an integrated fridge freezer.



### Utility Room

10' 5" x 6' 11" ( 3.17m x 2.11m )

There is a double glazed window to the rear of the property. The utility room has wall and base cupboard storage units. There is a stainless steel sink. The utility room houses the boiler, washing machine and a radiator.

### Conservatory

11' 8" x 7' 11" ( 3.56m x 2.41m )

The conservatory has double glazed window to the rear and side of the property. The conservatory can be accessed via the lounge and there is a door to the rear garden.

### Snug / Family Room

12' 1" x 14' ( 3.68m x 4.27m )

This room is on the ground floor and could be used as a ground floor bedroom. It has a double glazed window to the front of the property. The bedroom houses a radiator.

### Bedroom 1

12' 1" into Cupboard x 13' 1" ( 3.68m into Cupboard x 3.99m )

The first bedroom has a double glazed window to the side of the property. There is built in wardrobes and there is a radiator.

### Bedroom 2

15' 6" x 13' into Wardrobe ( 4.72m x 3.96m into Wardrobe )

The second bedroom has a double glazed window to the side of the property. There is built in wardrobes and there is a radiator.

### Bathroom

The full tiled first floor bathroom has a double glazed window to the rear of the property. There is a shower and bath with mixer taps. There is a WC and a wash hand basin.

### Rear Garden

The private enclosed rear garden has a patio and a wrap-around lawn.







**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: Awaited**

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Tenure: Freehold



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