



Connells

Bryony Gardens
Gillingham



Property Description

This property is a detached home with four double bedrooms, including a master bedroom with an ensuite bathroom. It also features a downstairs study or fifth bedroom, a living room with a bay window to the front of the property, a kitchen / dining room which includes a double oven and a gas hob as well as a door to the side of the property, a south-facing garden, driveway parking, and a utility room. The fully paved garden includes decking and a large shed, while a conservatory with French doors provides access to the garden. Other amenities include a downstairs cloakroom, a family bathroom, and a loft space for additional storage.

The property is close to local amenities such as numerous well-regarded schools, cafe's, a leisure centre, supermarkets and a main line train station direct to London Waterloo. It is situated within 5 miles of the A303.

Entrance Hall

The entrance into the property offers access to the living room and the study / bedroom 5. It houses the stairs to the first floor.

Living Room

18' 4" x 15' 8" (5.59m x 4.78m)

The living room has four double glazed windows to the front of the property. It has a radiator, a TV point and vinyl flooring.

Kitchen / Dining Room

24' 1" x 8' 7" (7.34m x 2.62m)

The kitchen / dining room has two double glazed windows to the rear of the property. The kitchen has base units, a one and a half bowl sink and drainer, a radiator, a gas hob and an electric double oven as well as vinyl flooring. There is space for a fridge / freezer and a dishwasher. The kitchen has a side door which gives access to the rear garden as well as sliding doors to the conservatory.

Conservatory

9' 5" x 9' 2" (2.87m x 2.79m)

The conservatory has a sliding door to the kitchen and a double glazed French door to the garden. It has laminate flooring.

Utility Room

The utility room has wall units and a door to the cloakroom. It has space for a washing machine and tumble dryer. The utility room houses the boiler.

Cloakroom

The part tiled cloakroom has a double glazed frosted window to the side of the property. It has a WC, a wash hand basin and tiled flooring.

Study / Bedroom 5

9' 4" x 7' 2" (2.84m x 2.18m)

The study / bedroom 5 has a double glazed window to the front of the property. It has a radiator, fuse box and vinyl flooring.

First Floor **Landing**

The first floor landing has a door to the airing cupboard, a radiator, a wifi box and offers access to the loft. The loft is boarded.

Bedroom 1

13' 4" x 10' 3" (4.06m x 3.12m)

The first bedroom has two double glazed windows to the front of the property. It has a radiator, a shelved cupboard, laminate flooring and a built in double wardrobe.

Ensuite

The ensuite bathroom has a double glazed frosted window to the front of the property. It has a WC, a wash hand basin, a shaver point, a heated towel rail, a fully tiled shower block and tiled flooring.

Bedroom 2

9' 9" x 9' 1" (2.97m x 2.77m)

The second bedroom has two double glazed windows to the rear of the property. It has a radiator, laminate flooring, a TV point and a built in double wardrobe.

Bedroom 3

9' 9" x 8' 5" (2.97m x 2.57m)

The third bedroom has a double glazed window to the rear of the property. It has a radiator, laminate flooring and a built in double wardrobe.

Bedroom 4

10' 2" x 8' 5" (3.10m x 2.57m)

The fourth bedroom has a double glazed window to the front of the property. It has a built in double wardrobe.

Bathroom

The tiled, family bathroom has a double glazed, frosted window to the rear of the property. It has a WC, a wash hand basin, a medicine cupboard and a bath with mixer taps. The bathroom has a tiled wall and tiled flooring.

Outside **Front Garden**

The front garden has a driveway convenient for at least 3 cars. There is a side gate offering access to the rear garden.

Rear Garden

The rear garden is fully paved with a decking area. It is a south facing garden and has a large shed with double doors. There is an outside tap and a raised flower bed area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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