



**Connells**

River View  
Gillingham





### Property Description

Step inside this spacious 3-bedroom detached bungalow situated at the end of a very private cul-de-sac. This gorgeous property offers a garage and workshop as well as a beautifully mature, secluded wraparound garden combining convenience, comfort, and privacy seamlessly. The vendors of this property are extremely motivated to sell - DO NOT MISS YOUR OPPORTUNITY TO VIEW TODAY!

### Entrance

Enter the property into the vestibule which has a radiator and a window to the side of the property. There is then a door to the entrance hall, which has a cloaks cupboard and an airing cupboard as well as two radiators, a smoke alarm and a loft hatch.

### Cloakroom

Front aspect frosted double glazed window, low level WC and hand wash basin.

### Lounge

23' 2" x 17' 4" Max ( 7.06m x 5.28m Max )

Carpeted flooring with rear and side aspect double glazed window and rear aspect double glazed sliding doors to rear garden, TV and telephone point, electric feature fireplace with mantle, dining space, 3 radiators and double glass paned doors to hall. It has an electric canopy from the lounge doors into the rear garden.

### Kitchen

11' 1" x 11' 8" Max ( 3.38m x 3.56m Max )

Linoleum flooring with double glazed side aspect window, a range of wall and base units with part tiled walls and breakfast bar area with dining hatch above, 4 ring gas hob with extractor hood and fan over, eye level double oven, 1 1/4 stainless steel sink with drainer and mixer tap and space for dishwasher and fridge/freezer.

### Utility Room

5' 1" x 6' 5" ( 1.55m x 1.96m )

Lino flooring with front aspect double glazed window and side aspect double glazed door to rear garden, range of wall and base units with part tiled walls, wall mounted boiler, space and plumbing for a washing machine and radiator.



### Bedroom 1

15' 10" x 11' 9" ( 4.83m x 3.58m )

Carpeted with two side dual aspect double glazed window with radiator below, TV point, built in wardrobes and door to En suite.

### En Suite

Tiled flooring and part tiled walls with double glazed frosted side aspect window, low level WC, hand wash basin housed with a vanity unit and vanity cupboard over, shower cubical with glass sliding shower screen and radiator.

### Bedroom 2

11' 3" x 12' 8" ( 3.43m x 3.86m )

Carpeted with front and side aspect double glazed window with radiator below and a TV point.

### Bedroom 3

11' 9" x 7' 9" ( 3.58m x 2.36m )

Carpeted with double glazed side aspect window, built in wardrobes and a radiator.

### Bathroom

Carpeted with front aspect frosted double glazed window, low level WC, hand wash basin, panel bath with shower over, radiator, two shaver points and jack and Jill doors to the bedroom and hallway.

### Front Garden

Mainly laid to lawn with blocked paved path to the front door and shrub borders with mature trees and gated access to the rear garden with one parking space in front of the garage. It has an outside tap.

### Rear Garden

Mainly laid to lawn with patio area, a range of flowers and mature bushes and trees with a central water feature and gated access to the front garden and door to the garage. It has a small workshop with a window to the rear garden and an outside tap.

### Garage

Single garage with up and over door, power, light and single access door from the rear garden.



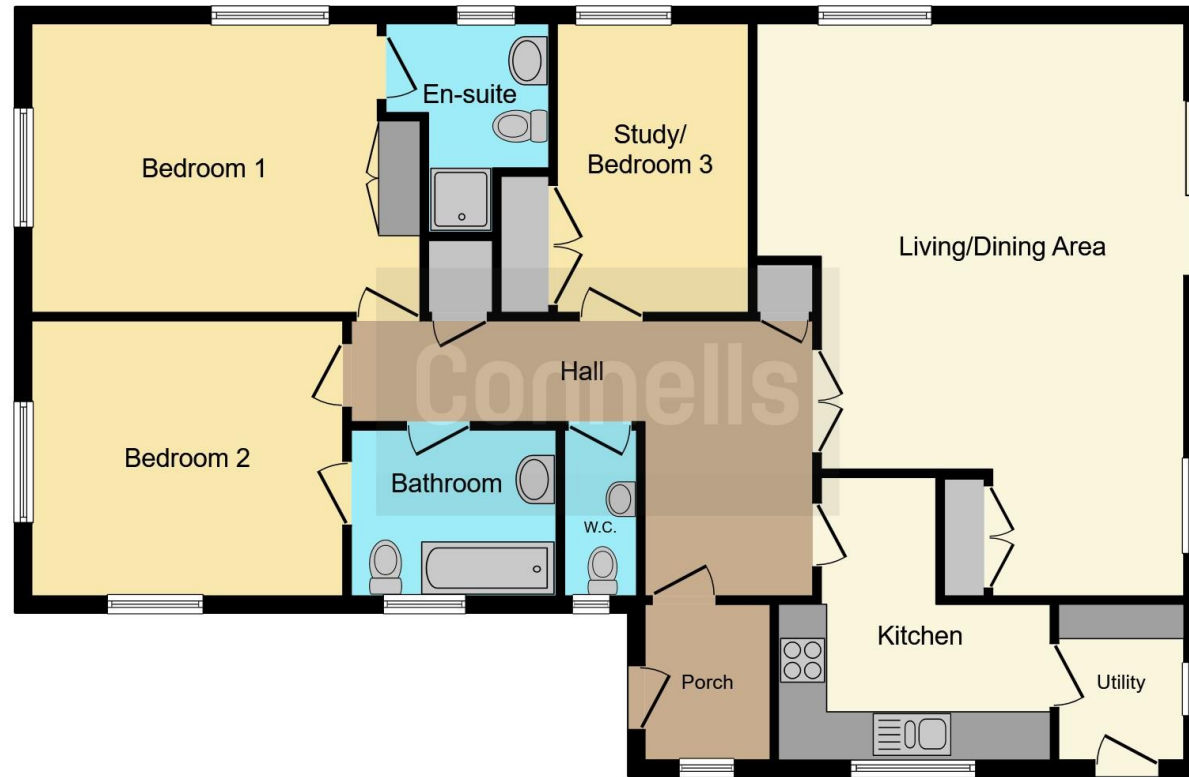












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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