



**CHAFFERS**  
ESTATE AGENTS



## Hawthorn Avenue

Gillingham, SP8 4ST

Welcome to this stunning four-bedroom detached family home with new kitchen, located on Hawthorn Avenue in the sought-after Wyke area of Gillingham. within easy distance to local shops, town centre, schools, country/riverside walks and mainline train station (Exeter-London/Waterloo). EPC Band:- D

**Asking Price £445,000 Freehold**

Council Tax Band: E

# Hawthorn Avenue

Gillingham, SP8 4ST



## DESCRIPTION

An attractive, well presented four bedroom detached family home boasting a new kitchen/utility, double garage, front and rear gardens, located in the much favoured Wyke area of town within easy distance to local shops, schools, town centre, country/riverside walks and mainline train station (Exeter-London/Waterloo).

This immaculate, well maintained property offers spacious and versatile accommodation arranged over two floors and in brief comprises of:- Entrance hall with tiled flooring, stairs to the first floor and under stairs cupboard; a well proportioned living room with laminate flooring, a feature fireplace housing a gas coal effect fire with marble black hearth and timber surround, double glazed doors to:- uPVC double glazed conservatory with double doors giving access to the rear garden; a newly fitted contemporary kitchen/dining room with a range of modern floor and wall units, built in electric double oven, induction hob and cooker hood over, space for fridge/freezer, integrated dish washer, double glazed doors to garden and door to:- Utility room fitted with new floor and wall cupboards, plumbing for washing machine, space for tumble dryer, gas boiler for central heating and hot water, double

glazed door to outside; an office / 2nd lounge, study and a downstairs cloakroom completes the layout on this floor. The landing on the first floor leads to all rooms including an airing cupboard and access to a part boarded loft with ladder. The main bedroom benefits from a walk in wardrobe and door to an en-suite shower room; there are three further good sized bedrooms with bedroom 2 having built in triple wardrobes. There is a family bathroom which is fitted with a white suite comprising panelled bath with shower over, pedestal wash basin with mixer tap and a low level WC. This wonderful immaculate family home benefits from double glazing, gas central heating, conservatory, double garage, parking, front and rear gardens.

\*\*\*INTERNAL VIEWING HIGHLY RECOMMENDED\*\*\*

## OUTSIDE

Shared access. Tarmacadam driveway leading to:-

Double Garage (5.98m x 598m) Twin up and over door, half glazed personal door, light and power.

Front garden Laid to lawn with an array of flower and shrub borders, gravelled area for ease of maintenance, side gate to:-

An enclosed, sheltered private south facing

rear garden with established fruit trees (apple and pear), outside light, outside power points and an outside tap.

There is also a garden store to the side of the property.

## LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets including a Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

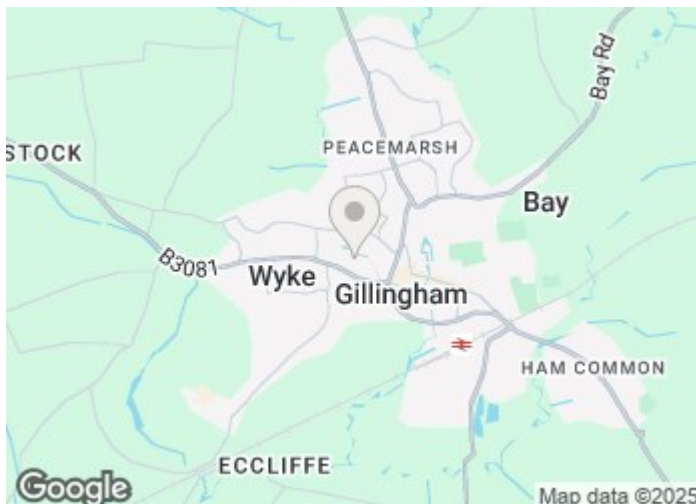
## ADDITIONAL INFORMATION

Services: Mains Water (Meter) Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

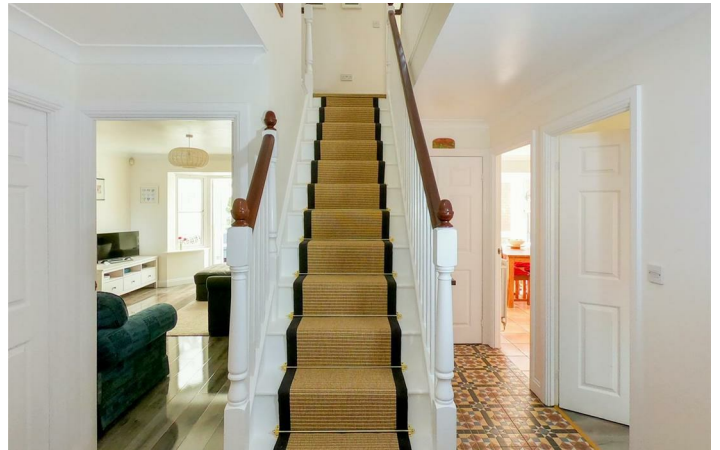
Energy Performance Certificate: Rated: D



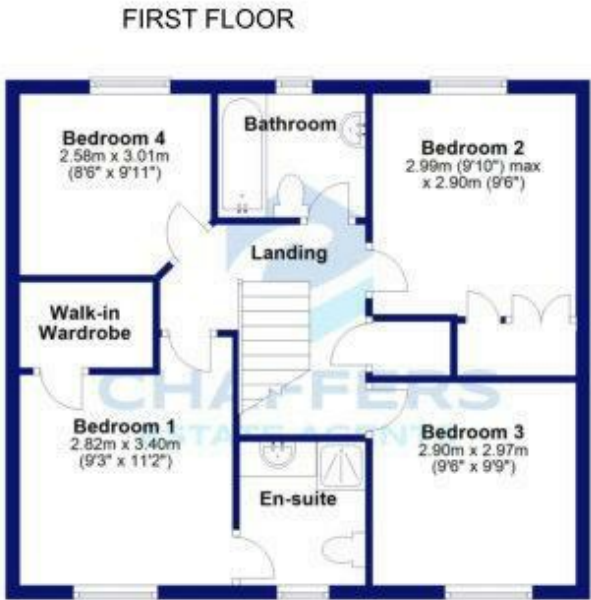
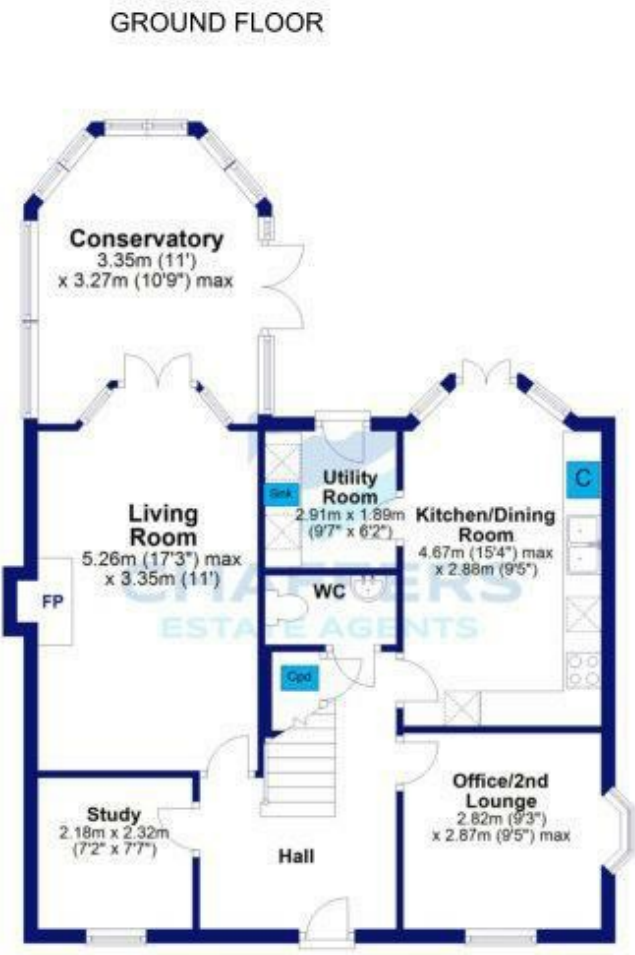
## Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. At the roundabout take the 3rd exit onto Le Neubourg Way/B3081. Continue along this road passing Waitrose on your right. At the next set of traffic lights turn right onto Wyke Street/B3081. Continue along this road and take the first right onto Coldharbour. Take the next right onto Hawthorn Avenue where the property can be found on your left hand side.





Floor Plan



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	