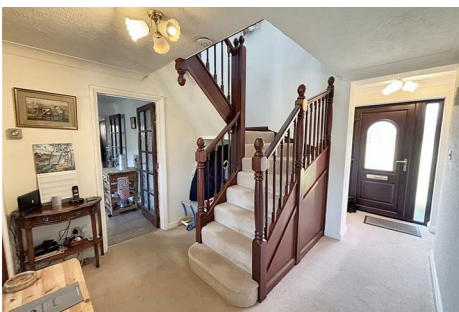




**CHAFFERS**  
ESTATE AGENTS



## Hawthorn Avenue

Gillingham, SP8 4ST

Welcome to this substantial four-bedroom detached family home boasting a corner plot, front and rear gardens, double garage with driveway parking and is located in the sought-after Wyke area of Gillingham.

**£525,000 Freehold**

Council Tax Band: F

# Hawthorn Avenue

Gillingham, SP8 4ST



## DESCRIPTION

Situated on the largest plot of the cul-de-sac, this impressive four bedroom detached family home offers almost 2,000 sqft of generous living accommodation and boasts front and rear gardens, double garage with driveway parking and is located within walking distance of the town centre amenities, schools and mainline train station.

The property is well maintained and immaculately presented throughout offering deceptively spacious accommodation which in brief comprise:- entrance hall with door to cloakroom with double glazed window to the front aspect, low level WC and basin; a beautifully proportioned double aspect lounge with feature gas fire and sliding doors opening into the conservatory; dining room overlooking the rear garden; a good sized, well equipped kitchen fitted with a range of floor and wall units including an integrated double oven, integrated fridge, electric induction hob with cooker hood above and dish washer; opening to useful breakfast room overlooking the rear garden; door to utility room

fitted with floor and wall units, space for fridge/freezer, space for washing machine and sink; integral door into the double garage and door leading to the rear garden and side passageway.

The first floor landing provides access to:- fourth bedroom with front aspect window; third bedroom with rear aspect window and built in wardrobes; family bathroom with window, bath and overhead shower, low level WC and basin; airing cupboard; second bedroom with rear aspect window and built in wardrobes; main bedroom with front aspect window, built in wardrobes and door to ensuite with walk in shower, low level WC, basin and window.

One of the standout features of this property are the mature landscaped gardens surrounding the property offering a peaceful retreat where you can unwind and enjoy the outdoors, the gardens also include a vegetable garden, a greenhouse, useful garden shed, summerhouse and well maintained borders all around. To the front of the property there is driveway parking for at least two vehicles

and the double garage has new electric up and over electric shutter doors.

## LOCATION

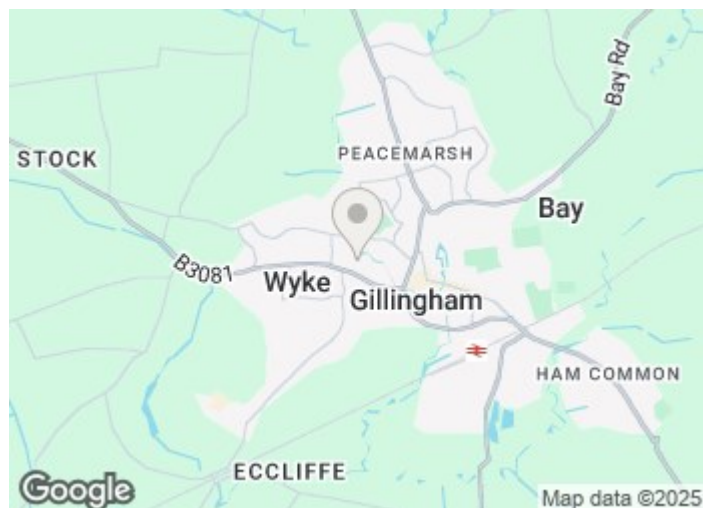
Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and 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, Gas, Electricity & Drainage. Owned solar panels providing electric. Council Authority: Dorset Council ~ Council Tax Band: F

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: C



## Directions







# Floor Plan



Total area: approx. 185.0 sq. metres (1991.3 sq. feet)  
Not to scale. For illustration purposes only. Plan indicates property layout only.  
Plan produced using PlanUp.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	84
EU Directive 2002/91/EC		