



**Guide Price**  
**£425,000**

**Freehold**

4x  1x  2x 

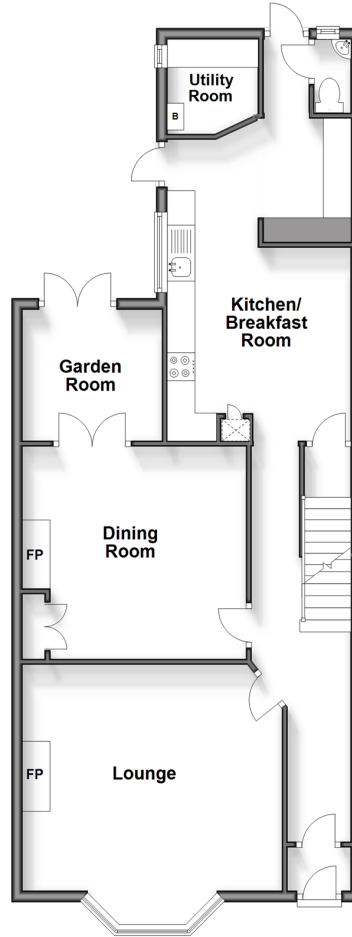
**Stuart Road, Gillingham,  
Kent, ME7**

**OVER 60?**

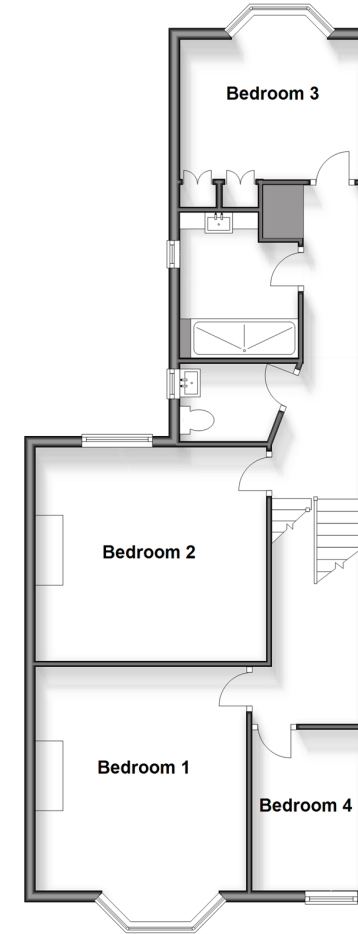
Secure this property  
for up to **59% less!**

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**Split Level Ground Floor**  
Approx. 78.1 sq. metres (840.8 sq. feet)

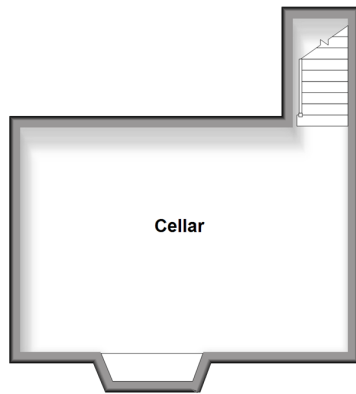


**Split Level First Floor**  
Approx. 71.8 sq. metres (772.8 sq. feet)



**Basement**

Approx. 26.6 sq. metres (286.8 sq. feet)



## Accommodation

### SPLIT LEVEL GROUND FLOOR

Porch  
Hallway  
Lounge: 16'3 x 13'9 into bay (4.96m x 4.19m)  
Dining Room: 13'2 x 12'5 (4.02m x 3.79m)  
Garden Room: 8'2 x 7'8 (2.49m x 2.34m)  
Kitchen/Breakfast Room: 19'8 x 10'6 (6.00m x 3.20m)  
Cloakroom  
Utility Room: 4'1 at widest point x 3'0 at widest point (1.25m x 0.92m)

### BASEMENT

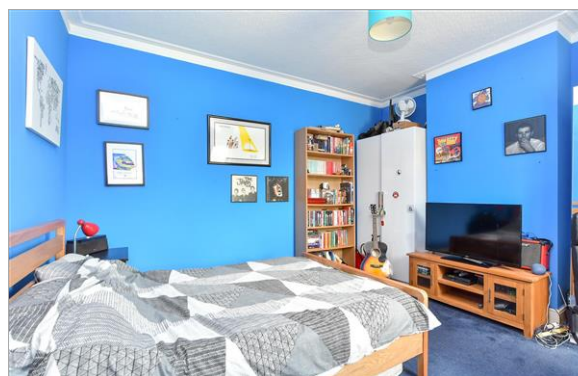
Cellar

### SPLIT LEVEL FIRST FLOOR

Landing  
Bedroom 4: 6'1 x 0'0 (1.86m x 0.00m)  
Bedroom 1: 16'0 into bay x 13'4 (4.88m x 4.07m)  
Bedroom 2: 13'8 x 12'5 (4.17m x 3.79m)  
Cloakroom  
Shower Room  
Bedroom 3: 11'1 x 10'3 into bay (3.38m x 3.13m)

### OUTSIDE

Front Garden  
Off-Road Parking  
Rear Garden



## Main features

- Semi-detached Edwardian house in one of the most sought after roads in Gillingham
- Family shower room, upstairs and downstairs cloakrooms
- Additional cellar room
- Stunning family home in great condition with many original features
- Located close to Gillingham Park



### Nearest Schools

Primary: Byron 0.3 miles, Napier Community Primary and Nursery School 0.4 miles, Luton Junior School 0.5 miles

Secondary: Chatham Grammar for Girls 0.2 miles, Robert Napier 0.3 miles, Brompton Academy 0.8 miles



### Transport Information

Train Stations: Gillingham 0.8 miles, Chatham 1.5 miles, Rochester 1.9 miles



### Address

Stuart Road, Gillingham, Kent, ME7



### Directions

For directions to this property please contact us.



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Helping you move forwards

Call Gillingham Branch 01634 851191 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING	CURRENT:	POTENTIAL:

10927210/20240725/JS/AC