



**Price**  
**£370,000**

**Freehold**

3x  2x  1x 

**Waterside Lane,  
Gillingham, Kent, ME7**

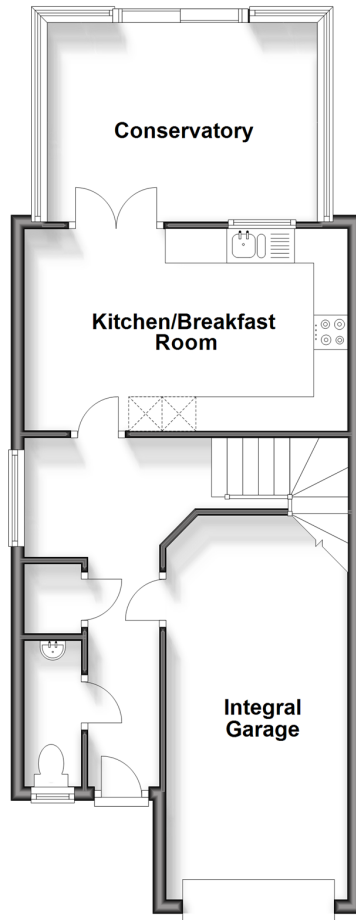
**OVER 60?**

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

*Wards*  
Helping you move forwards

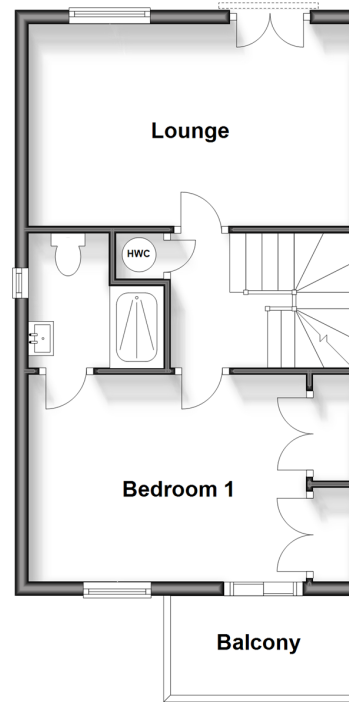
### Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



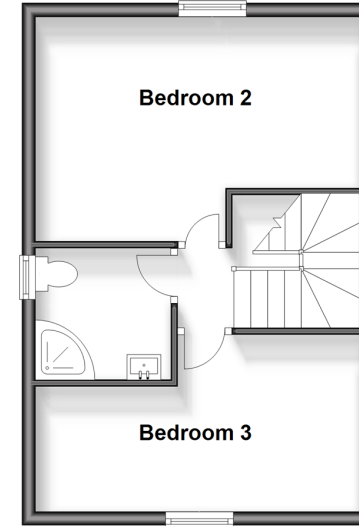
### First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



### Second Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway  
Cloakroom  
Kitchen/Breakfast Room: 15'6 x 9'6 (4.73m x 2.90m)  
Conservatory: 13'0 x 9'9 (3.97m x 2.97m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'7 x 10'9 (4.75m x 3.28m)  
Balcony  
En-Suite Shower Room  
Lounge: 16'0 x 9'9 (4.88m x 2.97m)  
Juliet Balcony

### SECOND FLOOR

Landing  
Bedroom 2: 15'7 at widest point x 10'7 at widest point (4.75m x 3.23m)  
Shower Room  
Bedroom 3: 15'0 at widest point x 8'3 at widest point (4.58m x 2.52m)

### OUTSIDE

Integral Garage: 18'8 x 8'6 (5.69m x 2.59m)  
Driveway  
Rear Garden





## Main features

- Well presented, spacious family home laid out over 3 floors
- Envious location in a cul-de-sac on a select waterside development
- River & yacht club views to the front & parkland views to the rear
- Gas central heating and double glazing
- Conservatory overlooking a secluded rear garden



### Nearest Schools

Primary Schools: Saxon Way Primary 0.4 miles, St Mary's Catholic Primary 0.5 miles, Burnt Oak Primary 0.8 miles

Secondary Schools: Robert Napier 1.1 miles, Brompton Academy 1.4 miles, Chatham Grammar for Girls 1.5 miles



### Transport Information

Train Stations: Gillingham 0.8 miles, Chatham 2.2 miles, Rochester 2.5 miles



### Address

Waterside Lane, Gillingham, Kent, ME7



### Directions

For directions to this property please contact us.





**Wards**  
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.



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