

01634 379 799

www.harrisonsreeve.com



228a Barnsole Road

• Gillingham

Price: Offers In Excess Of £450,000



228a, Barnsole Road, , ME7 4JB

Offers In Excess Of £450,000

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- SPACIOUS ACCOMMODATION
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- GARAGE AND LARGE DRIVEWAY
- POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN
- EPC RATING BAND "C"
- COUNCIL TAX BAND "E"
- BATHROOM, EN-SUITE AND DOWNSTAIRS WC

NO FORWARD CHAIN.

Harrisons Reeve are pleased to market this spacious and light filled four-bedroom detached family home, located in a highly sought-after residential area in Upper Gillingham.

The property has fantastic potential for the new owners with spacious living throughout with internal access to the garage. The ground floor comprises of a large entrance hall, cloakroom/storage, powder room/W.C., large open plan lounge/dining room with patio doors to the garden. The light-filled fitted kitchen with ample storage overlooks the private southeast garden. Four double bedrooms run off the generous upstairs landing. There is an en-suite to the spacious master bedroom, plus large family bathroom.

Externally, this property benefits from wide street frontage on an attractive plot with substantial off-road parking consisting of parking bay, driveway and internal garage. There is potential to add further parking for additional vehicles at the front of the property. The rear private generous sized garden is enclosed and with lawns, side access, summerhouse and garden shed.

This property is perfectly located within a quiet location a few minutes' walk to the numerous shops, pubs, restaurants, gyms and amenities of Watling St where the extensive local bus service operates. For commuters, this property offers great road connections to London, Maidstone, Kent Coast via the M2/M20/A2; plus a 5 minutes' drive to Gillingham Mainline Train Station, which offers high-speed rail links taking you into London. Only a 6 minute drive to Medway Maritime Hospital, major supermarkets & Capstone Country Park. A variety of primary, comprehensive & highly sought-after grammar schools are in easy walking distance.

Call us now to arrange your appointment to view



#### Entrance Hall

Hardwood entrance door, stair case to first floor, radiator, under stairs storage cupboard, built in storage cupboard

#### Lounge/Diner

22'2" x 11'4" (6.77m x 3.46m)

Double glazed window to front, double glazed sliding patio doors to rear garden. 2 radiators.

#### Kitchen

11'3" x 8'5" (3.45m x 2.59m)

Double glazed window to rear. Fitted kitchen featuring base and eye level units with work surfaces over. Inset stainless steel sink unit with mixer tap and side drainer. Space for fridge/freezer. Space for cooker. Space and plumbing for washing machine and dish washer. Radiator.

#### Landing

Access to loft space. Built in airing cupboard housing hot water cylinder.

#### Bedroom 1

13'8" x 11'4" (4.17m x 3.46m)

Double glazed window to rear, radiator.

#### Bedroom 2

13'8" max x 11'4" (4.19m max x 3.47m)

Double glazed window to rear, radiator. Door to :

#### En-Suite Shower Room

Frosted double glazed window to side. White suite comprising shower cubicle, low level WC and pedestal wash hand basin. Radiator.

#### Bedroom 3

12'5" max x 8'11" (3.80m max x 2.72m)

Double glazed window to front, radiator.

#### Bedroom 4

11'3" x 8'4" (3.45m x 2.56m)

Double glazed window to front, radiator.

#### Bathroom

8'3" x 7'1" plus door recess (2.52m x 2.16m plus door recess)

Frosted double glazed window to front. White suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator.

#### Rear Garden

Approx. 30' in depth x 50' in width, mainly laid to lawn. Greenhouse and summer house. Side pedestrian access. Fenced to boundaries,

#### Garage

18'11" x 7'11" (5.78m x 2.42m)

Metal up and over door. Wall mounted boiler and utilities.

#### Frontage

Driveway providing off road parking for 2 cars.

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

#### Important Notice

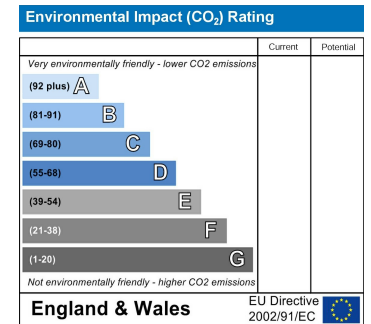
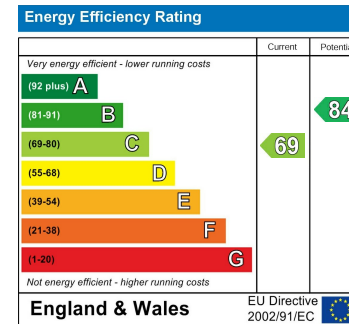
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.



**Harrisons Reeve Harrisons Reeve Office**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR  
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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