



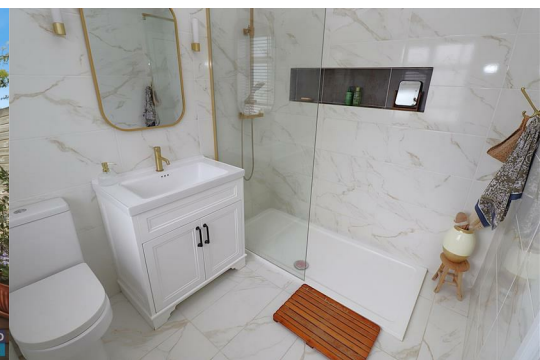
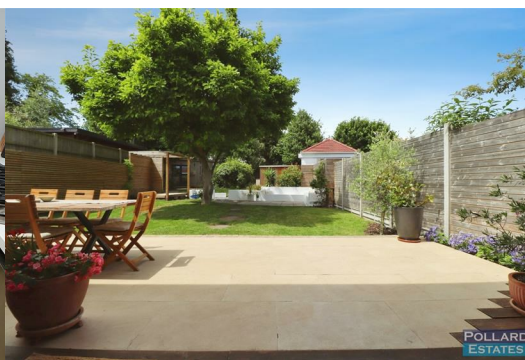
7 Zetland Avenue

Darland, ME7 3AE

Offers in excess of £600,000



A simply stunning 1,561 sq.ft high-specification home set on a generous plot, offering exceptional space, luxury finishes and rare versatility throughout. Featuring an extended open-plan family area, 3 double bedrooms with the option of a 4th, three high-grade luxury bathrooms, a substantial sunny aspect landscaped garden with an additional plot, and a bespoke gym/office with annexe potential. Located in one of Medway's most sought-after areas, this beautifully presented home offers a significantly larger footprint than most properties in this price range. An immaculate driveway provides ample off-road parking. The ground floor has been extensively refurbished to an exceptional standard, including a huge extension forming the heart of the home — a superb open-plan kitchen/family space with a central island, quartz worktops and wall panelling, high-end range cooker, dedicated coffee station and integrated music system, creating the perfect family environment. Outside, the property boasts one of the largest garden plots in the Darland area, meticulously landscaped to offer multiple seating and entertaining zones. A striking magnolia tree, bordered by olives and palms, guides you to the bespoke garden room providing a luxury gym and well-presented home office — ideal for additional living space. A separate custom workshop offers excellent storage and workspace. A secret garden running alongside the main plot provides a peaceful retreat with huge potential for keen gardeners. Internally, there are three generous double bedrooms (one with en-suite), with easy potential to create a fourth in the current study/library. A ground-floor bedroom, utility area and Mandarin Stone-tiled shower room offer excellent accessibility for those requiring single-level living. The first floor has been upgraded to include a beautiful en suite shower room, with a further family bathroom. Located in the popular Darland banks area which offers outstanding beauty and nature walks.



Entrance Door

Hallway

Kitchen/Dining/Family Room
25'6 x 18'5 max (7.77m x 5.61m max)

Office/Snug
11'2 x 8'5 (3.40m x 2.57m)

Utility
7'4 x 6'0 (2.24m x 1.83m)

Bedroom 3
15'1 x 7'6 (4.60m x 2.29m)

Shower Room
8'8 x 7'4 max (2.64m x 2.24m max)

Lounge
16'8 into bay x 12'3 max (5.08m into bay x 3.73m max)

Stairs Up From Hallway

Landing

Shower Room
6'6 x 5'9 (1.98m x 1.75m)

Bedroom 2
12'9 x 12'0 (3.89m x 3.66m)

Bedroom 1
16'6 x 11'9 (5.03m x 3.58m)

En-Suite
8'1 x 6'1 (2.46m x 1.85m)

Garden
approx 100' x 100' max (approx 30.48m x 30.48m max)

Workshop
17'4 x 12'6 approx (5.28m x 3.81m approx)

Office/Gym
25'x 12' (7.62mx 3.66m)

Driveway

Important Notice -

Pollard Estates, their clients and any joint agents state that these particulars are for guidance only and do not form part of any offer or contract. No representation or warranty is given, and no employee has authority to do so.

Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

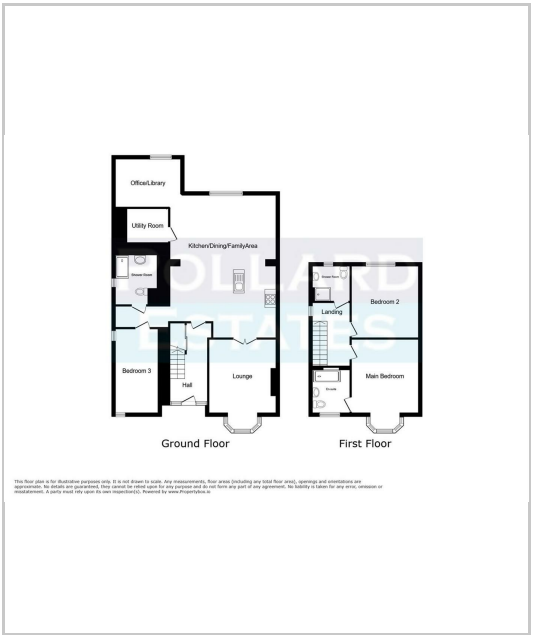
Any changes to charges or terms should be confirmed independently. Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

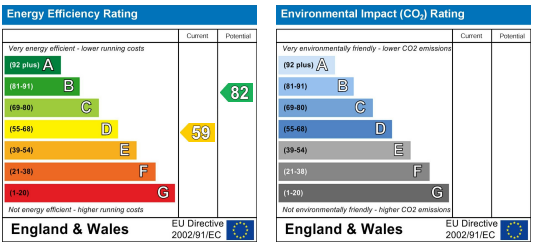
Area Map



Floor Plans



Energy Efficiency Graph



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.