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20a Junction Road

• Gillingham

Price: Offers In The Region Of £675,000



20a, Junction Road, ME7 4EH
Offers In The Region Of £675,000

- NEW BUILD PROPERTY, 4 DOUBLE BEDROOM DETACHED FAMILY RESIDENCE
- APPROX. 1,780 ST FT OF LIVING ACCOMMODATION
- SECURE GATED ENTRANCE WITH DRIVEWAY AND PARKING FOR SEVERAL CARS
- 2 SINGLE GARAGES
- LARGE OPEN PLAN LIVING/KITCHEN/DINING AREA WITH A NUMBER OF INTEGRATED APPLIANCES
- WELL MAINTAINED & SECLUDED REAR GARDEN OF APPROX. 60' IN DEPTH
- STUDY/OFFICE, UTILITY ROOM AND SHOWER ROOM TO THE GROUND FLOOR
- EPC RATING AWAITED, MEDWAY COUNCIL TAX BAND "
- NEWLY FITTED CARPETS TO THE FIRST FLOOR, LIGHT OAK FLOORING TO GROUND FLOOR

Nestled on Junction Road in Gillingham, this stunning new build detached house, built to a very high specification both internally and externally, offers a perfect blend of modern living and convenience. With four spacious double bedrooms, this property is ideal for families seeking comfort and style. The two well-appointed bathrooms ensure that morning routines run smoothly, while the two reception rooms provide ample space for relaxation and entertaining guests.

One of the standout features of this home is the impressive open plan fitted kitchen equipped with high quality appliances including a NEFF Hide & Slide modern double oven, which serves as the heart of the house. This contemporary space is perfect for cooking and socialising, making it a delightful area for family gatherings or hosting friends. The design maximises light and space, creating an inviting atmosphere.

In addition to its beautiful interiors, this property boasts generous parking facilities, accommodating up to five vehicles, which is a rare find in the area. The location is particularly advantageous, with great proximity to Gillingham Park, offering a lovely green space for outdoor activities and leisurely strolls, and is within walking distance of Gillingham High Street, local shops, Gillingham train station, local schools and play areas. Furthermore, the excellent road networks nearby ensure easy access to surrounding areas, making commuting a breeze.

This new build home is not just a property; it is a lifestyle choice that combines modern amenities with a desirable location. Whether you are looking to settle down or invest, this house presents an exceptional opportunity in Gillingham. Do not miss the chance to make this beautiful home your own.

Entrance Hall

Study/Office

10'8" x 8'11" (3.26m x 2.73m)

Open Plan Lounge/Kitchen/Dining Area

27'4" red to 14'4" x 24'8" red to 16'6" (8.35m red to 4.39m x 7.52m red to 5.04m)

Utility Room

Shower Room

Landing

Bedroom 1

16'6" x 11'6" (5.05m x 3.52m)

En-Suite Shower Room

Bedroom 2

14'0" max x 11'11" max (4.29m max x 3.65m max)

Bedroom 3

12'3" x 8'10" (3.75m x 2.70m)

Bedroom 4

12'10" x 10'0" (3.92m x 3.06)

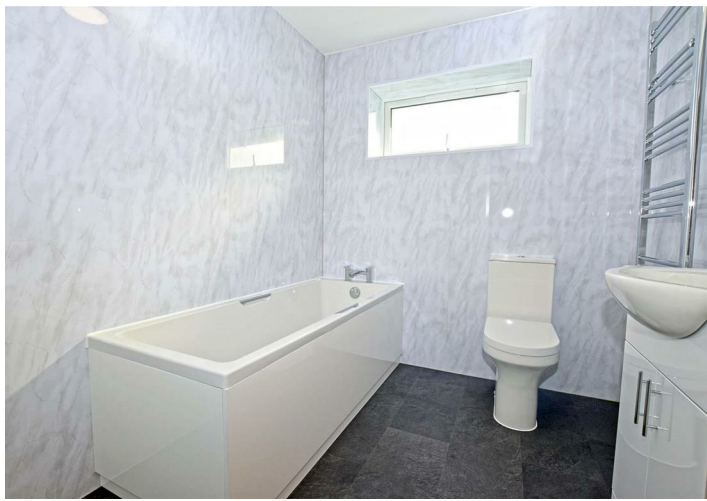
Family Bathroom

Exterior

Frontage

Rear Garden

Garages



2 single garages, up and over doors.

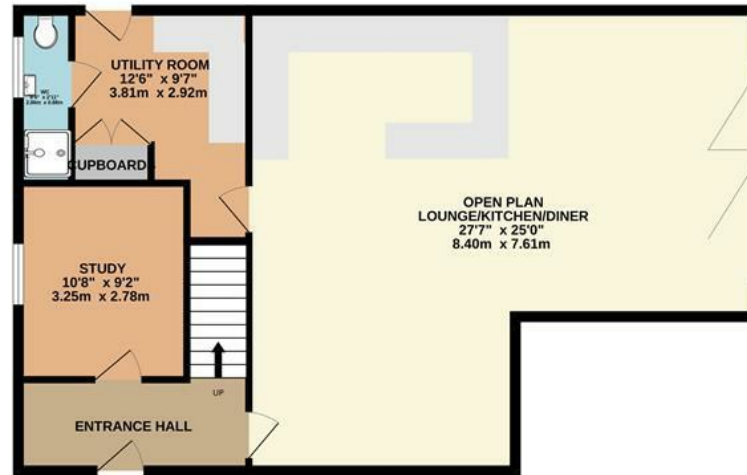
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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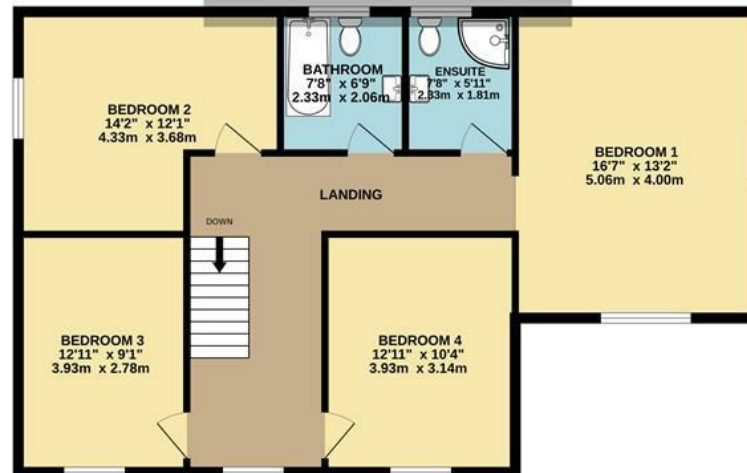




GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx. N S
REEVE



TOTAL FLOOR AREA: 1780 sq.ft. (165.4 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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