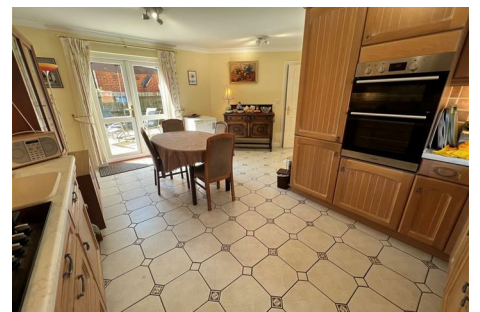




CHAFFERS
ESTATE AGENTS



Hawthorn Avenue

Gillingham, SP8 4ST

A MUST VIEW PROPERTY An attractive well presented **FOUR BEDROOM** detached family home located in a quiet sought after residential area on the Wyke side of town within easy walking distance to local amenities, river/countryside walks, town centre and mainline train station (Exeter-London/Waterloo)

£435,000 Freehold

Hawthorn Avenue

Gillingham, SP8 4ST



THE PROPERTY

An attractive, well presented four bedroom detached family home located in a quiet sought after residential area on the Wyke side of town within easy walking distance to local amenities, river/countryside walks, town centre and mainline train station (Exeter-London/Waterloo).

This substantial home offers spacious and versatile living accommodation arranged over two floors and in brief comprises:- Entrance hall with limed oak flooring, stairs to the first floor and an under stairs cupboard; a double aspect sitting room with limed oak flooring also featuring a fire place housing a gas coal effect fire, double glazed doors to the garden; a study with shelves; a good sized double aspect kitchen/dining room fitted with a range floor and wall units including a built in electric double oven, gas hob with cooker hood over, space for dishwasher and fridge/freezer, double glazed doors to garden and a door to the utility room which again is fitted with floor and wall cupboards, plumbing for washing machine and space for tumble dryer. A Potterton gas boiler can also be

found in this room. A downstairs cloakroom which is porcelain tiled completes the layout on this floor. The landing on the first floor has doors to all rooms including an airing cupboard. Bedroom 1 is double aspect, has 2 built in double wardrobes and door to:- En-suite shower room which is fitted with a white suite comprising double width tiled shower cubicle, pedestal wash basin and low level W.C. Bedroom 2 is of good size and also has built in double wardrobes. There are two further bedrooms and a family bathroom.

The property benefits from gas central heating, double glazing, driveway parking, garage, front and rear gardens. ***INTERNAL VIEWING HIGHLY RECOMMENDED***

OUTSIDE

A brick pavia driveway providing ample parking which leads to:-
Garage (5.89m x 2.99m) Up and over door, light and power.
Front Garden Small lawn with shrubs and gravelled areas.
Enclosed fenced and walled rear garden (10.56m x 9.19m) Brick paved for ease of

maintenance, outside lights, outside tap and outside power point.

Location

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

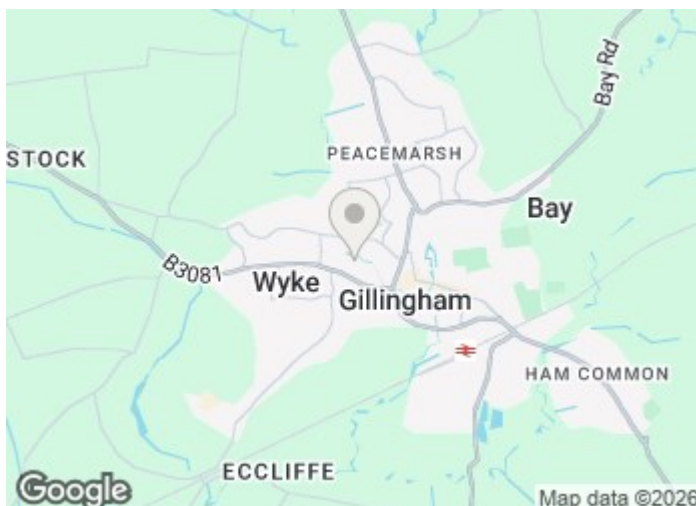
ADDITIONAL INFORMATION

Services: Mains Water (Meter) Gas, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: E

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: C



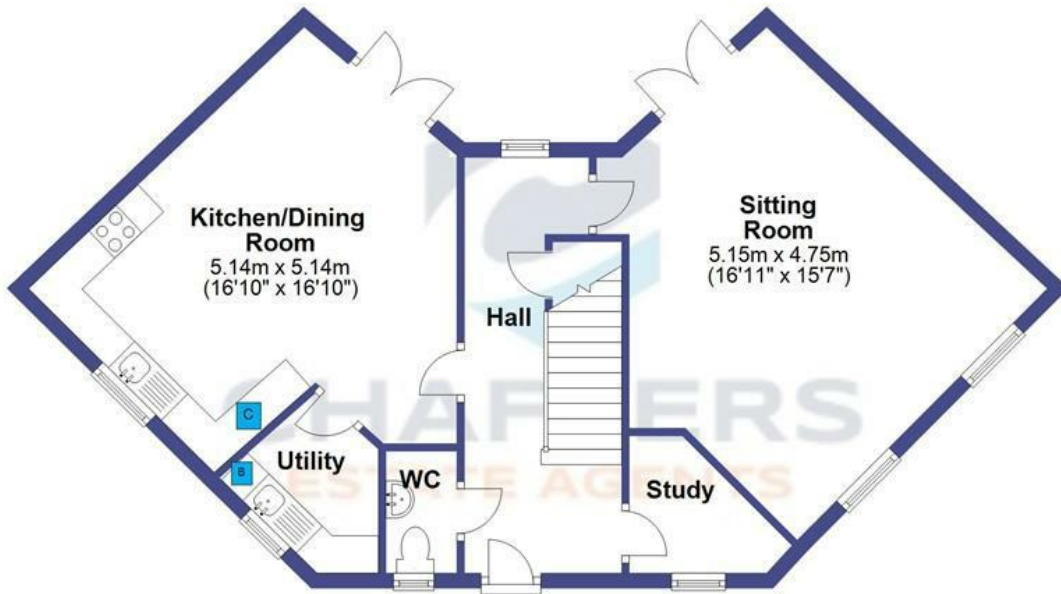
Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn left onto Le Neubourg Way/B3092. Turn right onto Cemetery Road. Continue onto Rolls Bridge Way. Turn left onto Cold Harbour and then left onto Hawthorn Avenue. Continue on this road where Number 24 can be found on the right hand side.



Floor Plan

Ground Floor



First Floor



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
Tel: 01747 822233 Email: gillingham@chaffersestateagents.co.uk www.chaffersestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	