



**Guide Price**  
**£400,000**

**Freehold**

3x  2x  1x 

**Academy Drive, Upper  
Gillingham, Darland,  
Kent, ME7**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- An attractive and well presented property that would make a great family home
- Spacious lounge and stylish open plan kitchen/dining area
- Useful downstairs cloakroom
- En-suite shower room to bedroom 1
- Low maintenance rear garden
- Desirable Darland location

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Downstairs Cloakroom
- Lounge : 14'8 x 10'0 (4.47m x 3.05m)
- Kitchen/Dining Area: 16'4 x 15'8 (4.98m x 4.78m)
- Utility Room: 9'11 x 9'5 (3.02m x 2.87m)

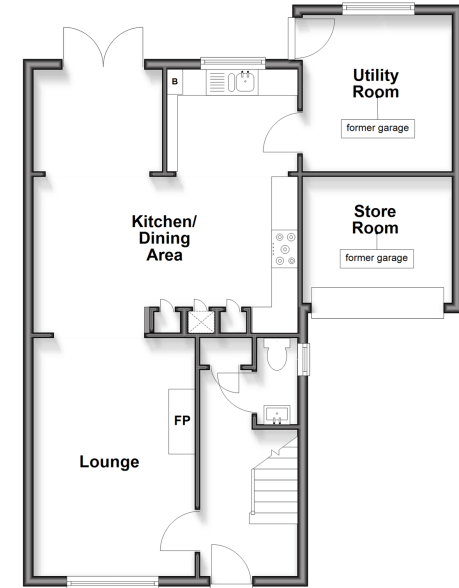
### FIRST FLOOR

- Landing
- Bedroom 1 : 10'6 x 10'0 (3.20m x 3.05m)
- En-Suite Shower Room
- Bedroom 2 : 11'5 x 7'6 (3.48m x 2.29m)
- Bedroom 3 : 9'7 x 8'7 (2.92m x 2.62m)
- Bathroom

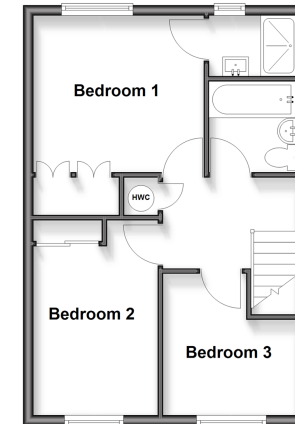
### OUTSIDE

- Front Garden
- Rear Garden
- Store Room (Former Garage): 9'5 x 8'0 (2.87m x 2.44m)
- Driveway

**Ground Floor**  
Approx. 66.0 sq. metres (710.2 sq. feet)



**First Floor**  
Approx. 39.1 sq. metres (421.2 sq. feet)



**Call Rainham - 01634 373531 ■ [wardsof Kent.co.uk](http://wardsof Kent.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 50% less, by purchasing a Lifetime Lease



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