



Grange Road

Gillingham | ME7 2UH



REAL ESTATE

ESTATE AGENCY : REDEFINED

Grange Road , Gillingham, ME7 2UH

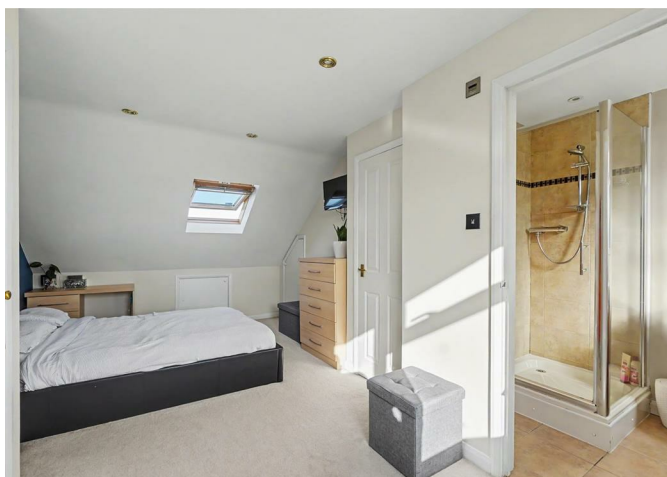
A well-presented and extended semi-detached family home, situated in a quiet location with attractive fields to both the front and rear.

The accommodation is arranged over three floors and comprises a comfortable lounge and a spacious open-plan kitchen/dining/family room to the rear, creating an ideal space for modern family living and entertaining. The first floor offers three well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to the impressive principal bedroom, benefiting from its own en-suite shower room.

Outside, the property enjoys an enclosed rear garden featuring a versatile garden room/home office, perfect for remote working, hobbies, or additional reception space. Further benefits include rear access and off-road parking to the front of the property.

Offering generous family accommodation in a peaceful setting, this home combines practical living space with attractive surroundings.

£450,000



Entrance Hall

Lounge

16'0 x 10'8 (4.88m x 3.25m)

Kitchen/Diner

29'8 x 15'5 (9.04m x 4.70m)

Play Room

9'9 x 9'9 (2.97m x 2.97m)

Bedroom

12'2 x 9'11 (3.71m x 3.02m)

Bedroom

11'4 x 9'11 (3.45m x 3.02m)

Bedroom

8'1 x 5'11 (2.46m x 1.80m)

Family Bathroom

5'11 x 5'7 (1.80m x 1.70m)

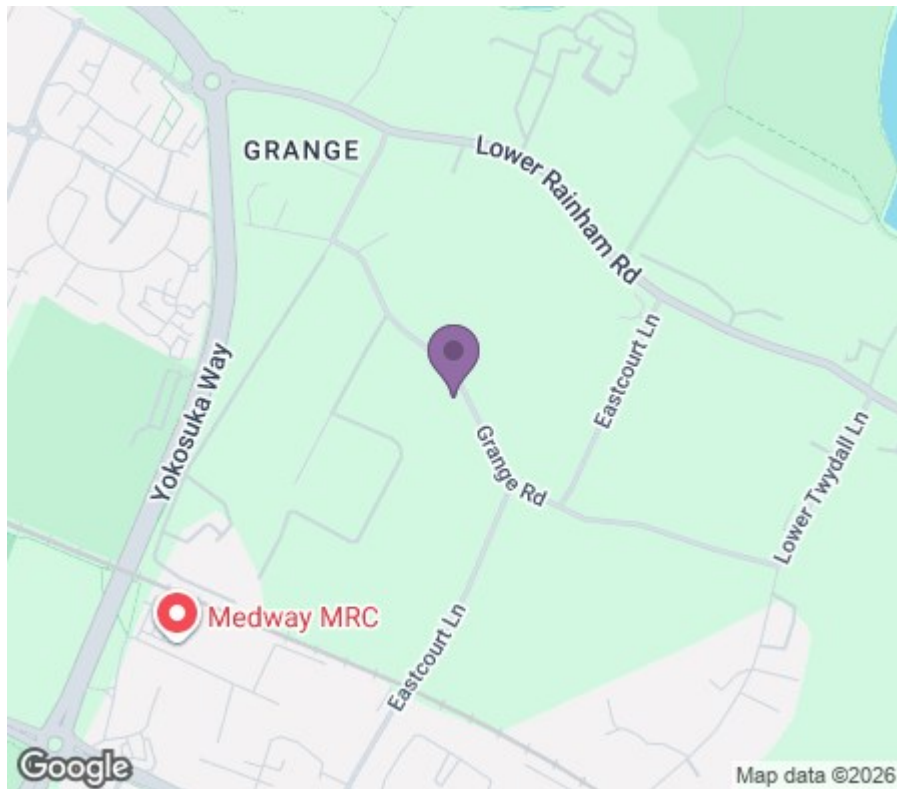
Bedroom

18'1 x 10'5 (5.51m x 3.18m)

En Suite Shower Room

6'3 x 4'11 (1.91m x 1.50m)





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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

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