



Chart Place, Gillingham, Kent, ME8 0LW

Asking Price £450,000

- No Chain
- 3 Bedrooms
- Short Commute From Motorway Networks
- Extended Semi-Detached House
- Situated In The Popular Wigmore Area
- Extremely Large Lawned Rear Garden

76 Chart Place, Gillingham ME8 0LW

We are delighted to offer for sale this extended 3 bedroom Semi-Detached family home situated in this delightful and popular area of Wigmore, which is a highly sought after location with families and commuters alike.

Chart Place itself is a quiet setting and being close to well-regarded schooling for children of all ages making this property particularly appealing for families.

Hempstead Valley Shopping Centre is close by and also good access for the M2 motorway network, providing convenient links into London or the South Coast. Mainline stations are also within easy access for fast high speed links to London St Pancras, and fast service into London Victoria and Waterloo.

Once inside this home you will be greeted by a large lounge/dining room with patio doors out onto this magnificent large lawned garden, which truly is the gem to this family home! There is a large extended kitchen/breakfast room and cloakroom. Upstairs you will find 3 bedrooms and a bathroom.

This good sized family home and outstanding garden, together with an integral garage is bound to generate considerable interest, so if you are a family looking for peace and tranquillity in this beautiful setting in



Council Tax Band: D



Entrance Door To

Entrance Hall

Staircase to first floor
Double radiator

Cloakroom

Double glazed window to front
Low level W/C
Wash hand basin

Lounge/Dining Room

30'10" x 15'1"
Double glazed sliding patio door to garden
Double glazed window to side
Two double radiators
Understairs storage cupboard

Kitchen

23'7" x 8'10"
Double glazed door and window to garden
Range of base level cupboard and drawer units
Associated worktops
Inset single drainer stainless steel sink unit
Double radiator

First Floor Landing

Built in cupboard housing 'Worcester' gas fired boiler for domestic hot water and central heating (NOT TESTED)
Access to roof space
Doors to

Bedroom 1

10'5" x 9'10"
Double glazed window to rear
Radiator

Bedroom 2

10'5" x 8'10"
Double glazed window to front
Radiator

Bedroom 3

8'10" x 8'2"
Double glazed window to rear
Radiator

Bathroom

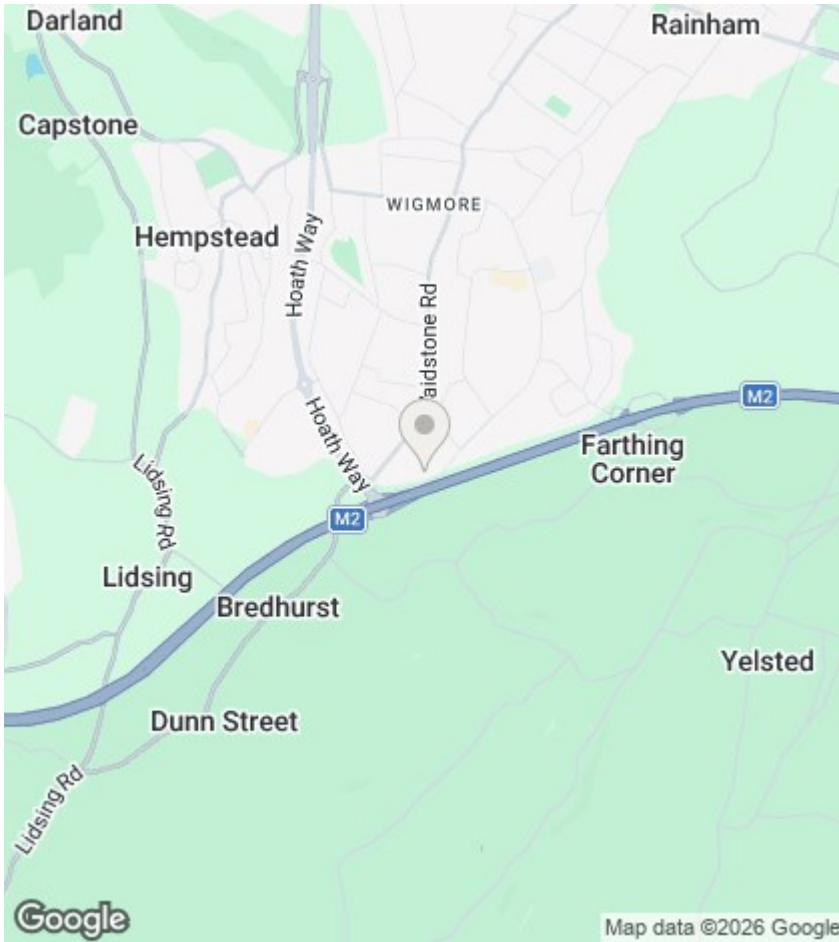
8'10" x 4'11"
Double glazed window to front
Panelled bath
'Triton' electric shower unit (NOT TESTED)
Pedestal wash hand basin
Low level W/C
Fully tiled walls
Radiator

Exterior

A beautiful extremely large and well maintained lawn rear garden, backing onto tree and not overlooked with a host of established trees, shrubs, plants etc
Willow tree
Fishpond
Patio
Side access

Front

Lawned garden
Block paved driveway leading to an integral garage



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

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 	