



79 Malvern Road

Gillingham ME7 4BB

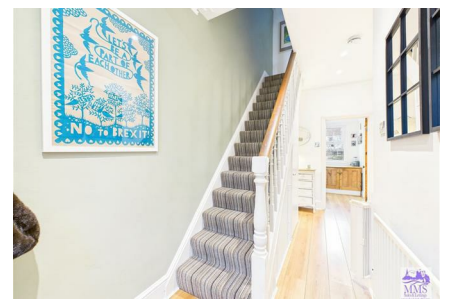
Offers Over £400,000



Situated on the charming Malvern Road in Gillingham, this delightful mid-terrace house, built in the early 1900s, offers a splendid blend of period charm and modern convenience. This spacious property has so much to offer and boasts five well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a welcoming porch that leads into a spacious entrance hall. The ground floor features a large lounge, complete with a bay window and a traditional fireplace, creating a warm and inviting atmosphere. The kitchen is generously sized, perfect for family gatherings and culinary adventures, and it flows seamlessly into a bright conservatory that overlooks the rear garden. Additionally, a convenient ground floor shower room adds to the practicality of this home.

The first floor hosts three separate bedrooms, complemented by a family bathroom that caters to the needs of the household. The loft has been cleverly converted to include two further double bedrooms, providing ample space for family or guests. Outside, the rear garden is predominantly laid to lawn, offering a tranquil space for relaxation and play. A charming courtyard garden to the front adds to that all important kerb appeal. This property is ideally located close to essential amenities, including Medway Hospital, Chatham Grammar School, and Gillingham train station, ensuring that everything you need is within easy reach. With a council tax band of C, this home presents an excellent opportunity for those seeking a blend of character, space, and convenience in a sought-after area.



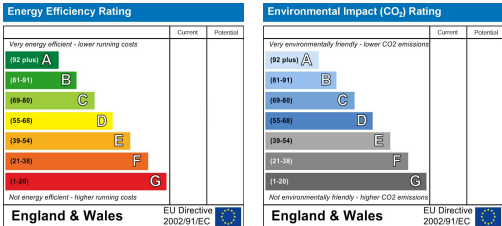
Area Map



Floor Plans

<p>Ground Floor</p>	<p>Floor 1</p>	<p>Approximate total area⁽¹⁾ 1300 ft² 120.7 m²</p> <p>Reduced headroom 46 ft² 4.3 m²</p>
<p>Floor 2</p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>	

Energy Efficiency Graph



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