POLLARD ESTATES
INDEPENDENT ESTATE AGENT

38 Cedar Grove

Gillingham, ME7 3QT

£425,000

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PRICE GUIDE £425,000 - £450,000 A superb family home which has been considerately extended to provide spacious and high quality accommodation throughout. Downstairs boasts a practical sized lounge leading through to a stunning fitted kitchen/diner, offering ample space to host family and friends alike. The adjoining utility room is again generous in size and provides a shower cubicle and WC, ideal for busy households. Upstairs offers a modern and sleek bathroom, two double bedrooms and a third single.

The tiered rear garden has transformed a formerly sloping plot into usable, multi-level zones by building retaining walls and steps. This has maximised space, prevented soil erosion, and created distinct low maintenance areas including a high quality patio for entertaining, play area and secluded seating nooks. This fine garden also enjoys a sunny, westerly aspect, adding to the appeal.

The location is particularly appealing, set within a sought after residential road and within easy reach of local amenities including a quant coffee shop, co-op, transport links and Hempstead's popular shopping facilities. Hempstead infant and junior schools are also situated within a short walk.

A lovely semi detached property, must be viewed!

Steps up to entrance

Hallway

Lounge
13'1 x 12'3 (3.99m x 3.73m)

Kitchen/Diner
20'8 max x 14'9 max (6.30m max x 4.50m max)

Shower Room/Utility Room
9'9 x 7'2 (2.97m x 2.18m)

Stairs up from hallway

Landing

Bathroom
6'2 x 6'2 (1.88m x 1.88m)

Bedroom 1
15'3 into ward x 8'8 (4.65m into ward x 2.64m)

Bedroom 2
9'7 x 9'2 (2.92m x 2.79m)

Bedroom 3
9'7 x 6'5 (2.92m x 1.96m)

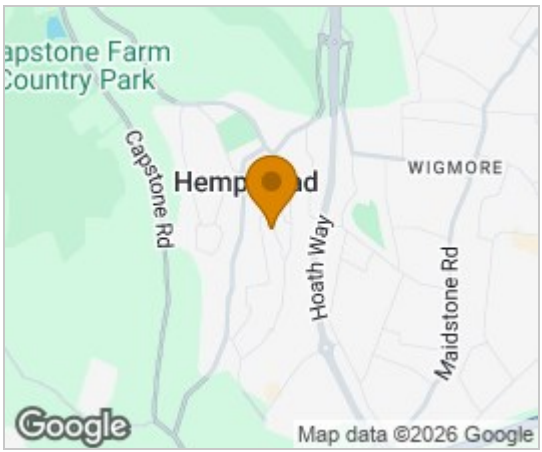
Garage
18'1 x 8'10 (5.51m x 2.69m)

Multi Level Garden

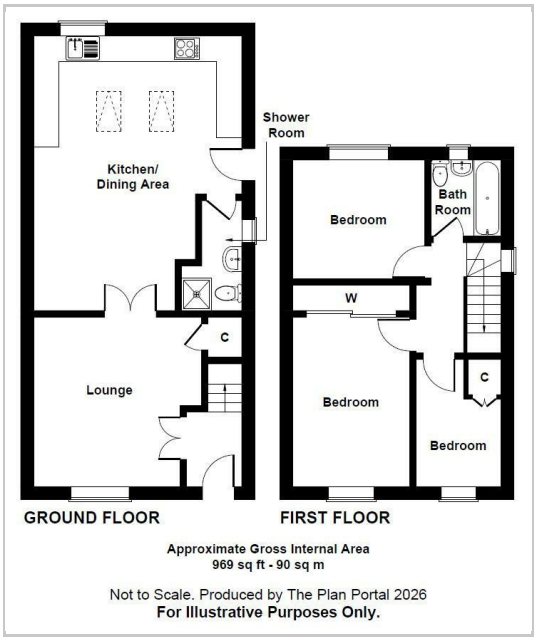
Driveway

Important Notice -

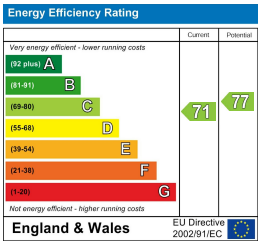
Area Map

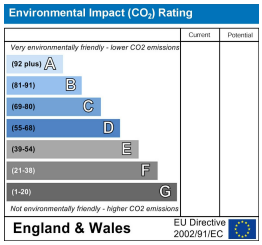


Floor Plans



Energy Efficiency Graph





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