



Price
£425,000

Freehold

4x  2x  3x 

**Darland Avenue, Upper
Gillingham, Kent, ME7**

OVER 60?

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

Wards
Helping you move forwards



Main features

- An attractive and generously extended property that would be a great long term family home
- Cosy lounge with feature open fire and impressive 19ft kitchen
- Lots of period features throughout
- Established rear garden
- Useful double garage to rear
- Sought after Darland location

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge : 14'4 x 12'9 (4.37m x 3.89m)
 Family Room : 13'3 x 11'3 (4.04m x 3.43m)
 Dining Room : 11'9 x 10'7 (3.58m x 3.23m)
 Kitchen : 19'4 x 7'5 (5.90m x 2.26m)

FIRST FLOOR

Landing
 Bedroom 2 : 14'5 x 13'0 (4.40m x 3.97m)
 Bedroom 3 : 13'4 x 12'7 (4.07m x 3.84m)
 Bedroom 4 : 8'4 x 6'0 (2.54m x 1.83m)
 Bathroom: 7'2 x 6'4 (2.19m x 1.93m)

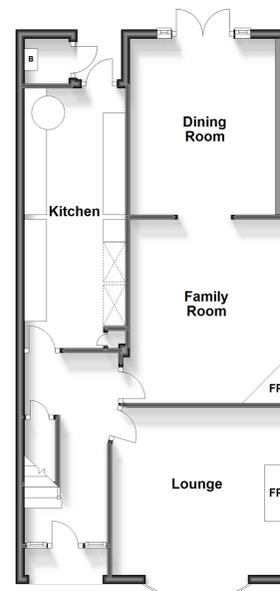
SECOND FLOOR

Landing
 Bedroom 1 : 18'8 at widest point x 12'6 (5.69m x 3.81m)
 Walk-in-Wardrobe
 En-Suite Shower Room

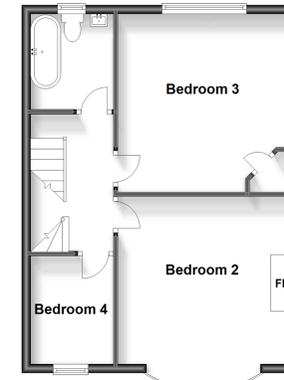
OUTSIDE

Front Garden
 Rear Garden
 Outbuilding/Cob House : 10'8 x 6'3 (3.25m x 1.91m)
 Double Garage to Rear : 20'4 x 16'3 (6.20m x 4.96m)

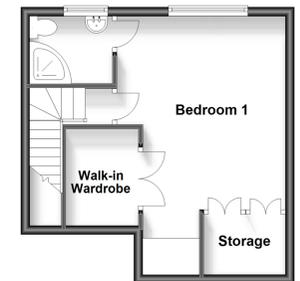
Ground Floor
 Approx. 69.4 sq. metres (747.3 sq. feet)



First Floor
 Approx. 46.5 sq. metres (500.0 sq. feet)



Second Floor
 Approx. 30.4 sq. metres (327.7 sq. feet)



Call Rainham - 01634 373531 ■ wardsof Kent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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