



**Allison Avenue, Gillingham, Kent, ME7 3BY**

**£2,200 Per Calendar Month**

- Available End of August 2025
- Off Street Parking/ Garage
- 4/5 Bedrooms
- Desirable Residential area

# 34 Allison Avenue, Gillingham ME7 3BY

We are delighted to offer this 4/5 bedroom, extended, semi-detached property with bags of accommodation on offer! Situated in the highly desirable area of Darland, close to the Darland Banks with breath taking views over the Medway towns and the farmland and woodland beyond. The property is close to the Watling Street Shopping Parade where you will find a range of bars, pubs, restaurants and shops, also nearby is Gillingham Golf Course. There is excellent schooling nearby including Chatham Grammar School for Girls and Rainham Mark Grammar School. The M2/M20/M25 motorway network is within easy reach and for the commuter, Gillingham Town Centre boasts a mainline railway station for fast high speed links into Stratford International/St Pancras/Kings Cross and Victoria. Available Late August 2025. Please call the team at Wright & Co to arrange your viewing.



Council Tax Band: D



## **ENTRANCE DOOR TO:-**

### **ENTRANCE HALL**

Staircase to first floor, radiator, built in cupboards

### **DOWNSTAIRS W.C**

Low level W.C, vanity wash hand basin, extractor fan

### **LOUNGE**

15'1" x 13'1"

Bay window to front, double radiator, fireplace, opening to:-

### **DINING ROOM**

12'1" x 11'9"

Double glazed sliding patio door to conservatory, radiator

### **KITCHEN**

15'5" x 8'6"

Window to side, range of base and eye level cupboard and drawer units with associated work surfaces with inset single drainer one half bowl sink unit, built in STOVES electric oven, 5 ring gas cooker hob, extractor canopy, mosaic tiled walls, tiled floor, space and plumbing for washing machine, integrated dishwasher, cupboard concealing IDEAL Classic gas fired boiler for hot water and central heating (not tested), opening to:-

### **BREAKFAST ROOM**

12'5" x 11'1"

Window to rear, double radiator, tiled floor, breakfast bar, door to:-

### **CONSERVATORY**

14'9" x 10'9"

A substantial useful room of brick, glass and UPVC construction with doors and windows over looking rear garden

### **FIRST FLOOR LANDING**

Access to roof space via aluminium sliding ladder, doors to:-

### **BEDROOM ONE**

19'8" x 11'1"

Window to rear, double radiator, free standing wardrobes with mirrored doors and chest of drawers and bed side cabinets

### **EN SUITE SHOWER ROOM**

Window to side, glazed and tiled shower cubicle, vanity wash hand basin, close coupled W.C, radiator

### **BEDROOM TWO**

14'5" x 10'9"

Bay window to front, radiator, range of built in wall to wall fitted wardrobes with mirror sliding doors

### **BEDROOM THREE**

12'1" x 9'10"

Window to rear, radiator, built in wall to wall floor to ceiling wardrobe cupboards with mirror sliding doors

### **BEDROOM FOUR**

14'1" x 10'9"

Two windows to front, radiator

### **STUDY/BEDROOM FIVE**

7'10" x 4'3"

Window to side, radiator

### **BATHROOM**

6'10" x 6'6"

Window to rear, white suite comprising of panelled bath with mixer taps and hand shower, pedestal wash hand basin with mixer taps, close coupled W.C, fully tiled walls, radiator, mirror

### **EXTERIOR REAR**

approx 50ft x 30ft

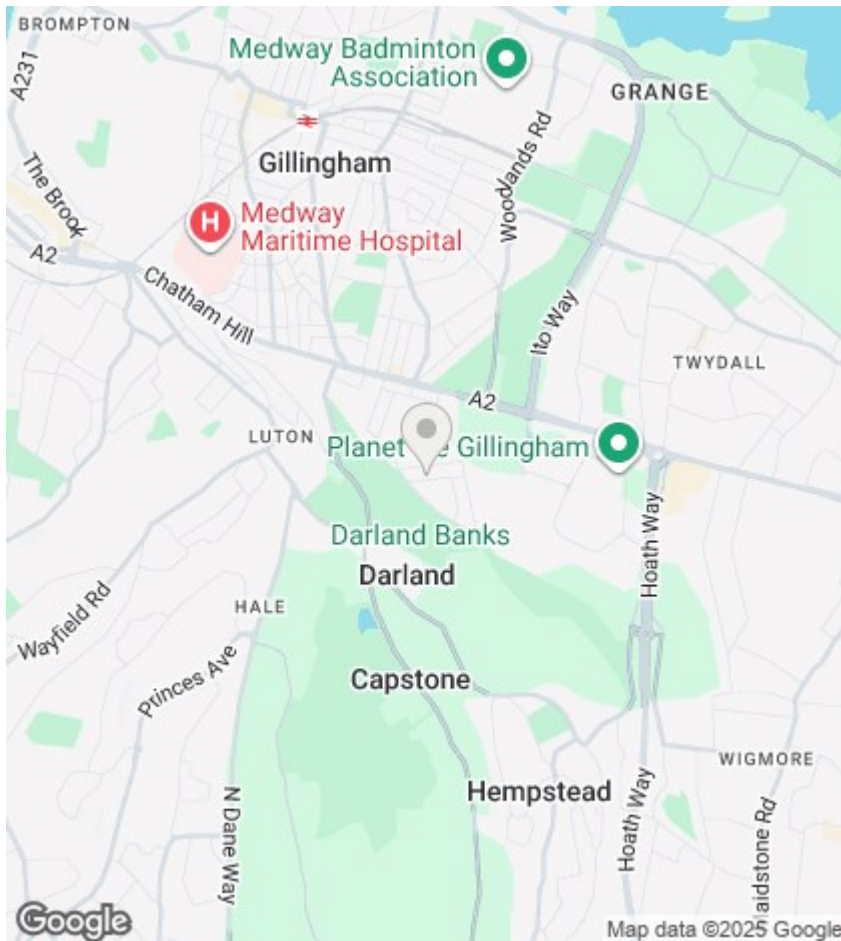
Large patio area leading to a neat lawned garden with outside light and water tap, side access leading to:

### **ATTACHED GARAGE**

Up and over door, light and power

### **EXTERIOR FRONT**

Block paved parking area, lawn to one side, hedge



## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

