



## Hawkhurst Road, Gillingham, Kent, ME8 6NU

Offers In Excess Of £325,000

- No Chain
- Semi-Detached
- 4 Bedrooms
- Close to Local Amenities



# 28 Hawkhurst Road, Gillingham ME8 6NU

We are pleased to offer for sale this extremely spacious four bedroom Semi-Detached family house, situated on a bold plot, with garden to the side, (possible extension, subject to planning permission) now requiring modernisation and improvement.

Once inside this property, you will find an entrance hall, good size lounge, dining room and spacious kitchen. Upstairs are four bedrooms and family bathroom.

Outside is an open plan front garden, good size enclosed rear garden and to the side is a generous garden area currently providing off-road parking.

Hawkhurst Road is situated just off Eastcourt Lane, close to local amenities and Twydall Shopping Precinct. Featherby School is within easy walking distance, making this an ideal family house. Also, good links to the A2/M2/M25 motorway network.

Rainham Town Centre is nearby and benefits from a main line railway station with high speed links to London St Pancras and Ebbsfleet International. Tesco Extra is a short drive away for everyday shopping.

This spacious 4 bedroom property is bound to generate considerable interest, so call the friendly sales team at Wright & Co today, for an appointment to view.



Council Tax Band: C



### **Entrance Door To**

### **Entrance Hall**

Staircase  
Cupboard under stairs  
Radiator

### **Lounge**

16'8" x 9'6"  
Windows to front and side  
Double radiator  
Fireplace

### **Dining Room**

11'9" x 10'5"  
Window to side

### **Kitchen**

16'8" x 7'6"  
Windows to side and rear  
Door to garden  
Range of base and eye level cupboards and drawer units  
Single drainer sink unit  
Double radiator

### **First Floor Landing**

Built in cupboards  
Access to roof space

### **Bedroom 1**

13'9" x 10'5"  
Windows to front and side  
Radiator

### **Bedroom 2**

11'1" x 9'10"  
Window to side  
Radiator  
Cupboard housing 'Worcester' gas fired boiler for domestic hot water and central heating (NOT TESTED)

### **Bedroom 3**

11'9" x 6'2"  
Windows to front and side  
Radiator

### **Bedroom 4**

8'6" x 7'10"  
Window to side  
Radiator

### **Bathroom**

7'10" x 5'6"  
Windows to rear

White suite comprising of bath, mixer taps & heated shower

Pedestal wash hand basin

Close coupled W/C

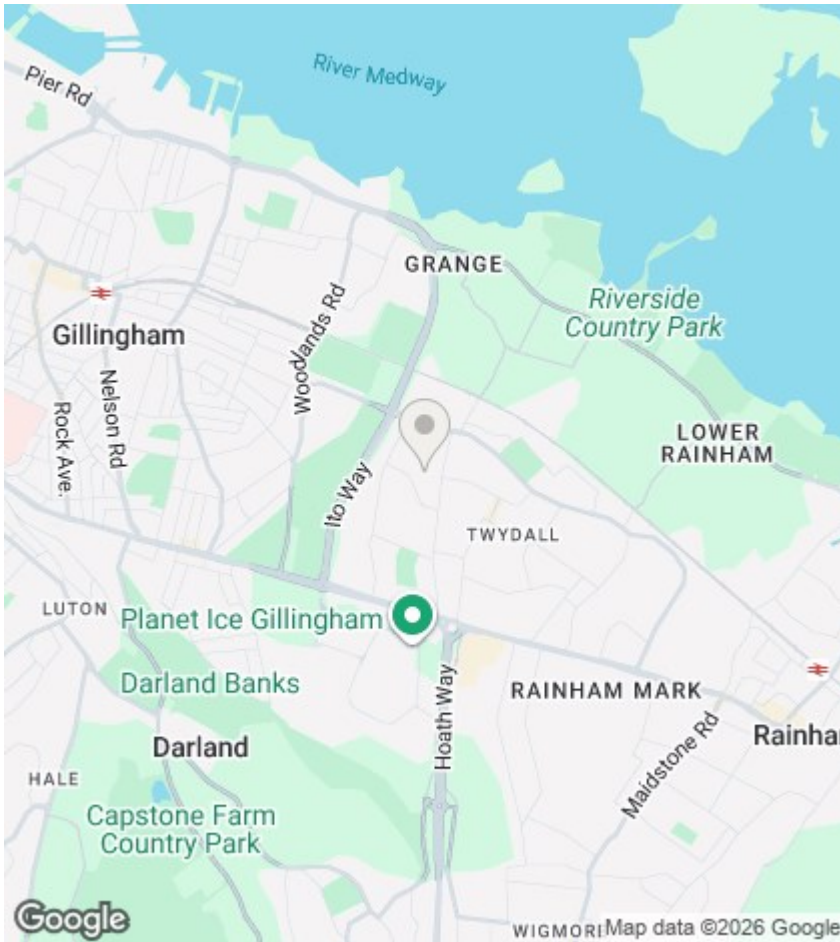
Fully tiled

Heated towel rail

### **Exterior**

Good sized plot with garden to the rear extending round one side with open plan front garden

Scope for extending the property to the side (subject to local authority planning consent being obtained)



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	