



Offers Over £487,500

Barnsole Road

Gillingham | ME7 4JB

NO FORWARD CHAIN. CR Real Estate are pleased to market this spacious light filled four-bedroom detached family home, located in a highly sought-after residential area in Upper Gillingham.

The property has fantastic potential for the new owners with spacious living throughout with internal access to the garage. The ground floor comprises of a large entrance hall, cloakroom/storage, powder room/W.C., large open plan lounge/dining room with patio doors to the garden. The light-filled fitted kitchen with ample storage overlooks the private the southeast garden. Four double bedrooms run off the generous upstairs landing. There is an ensuite to the spacious master bedroom, plus large family bathroom.

Externally, this property benefits from wide street frontage on an attractive plot with substantial off-road parking consisting of parking bay, driveway and internal garage. There is potential to add further parking for additional vehicles at the front of the property. The rear private generous sized garden is enclosed and with lawns, side access, summerhouse and garden shed.

This property is perfectly located within a quiet location a few minutes' walk to the numerous shops, pubs, restaurants, gyms and amenities of Watling St where the extensive local bus service operates. For commuters, this property offers great road connections to London, Maidstone, Kent Coast via the M2/M20/A2; plus a 5 minutes' drive to Gillingham Mainline Train Station, which offers high-speed rail links taking you into London. Only a 6 minute drive to Medway Maritime Hospital, major supermarkets & Capstone Country Park. A variety of primary, comprehensive & highly sought-after grammar schools are in easy walking distance.

Call us now to arrange your appointment to view



Entrance Hall

Living Room

22'2 x 11'4 (6.76m x 3.45m)

Cloakroom/WC

6'8 x 2'11 (2.03m x 0.89m)

Kitchen

11'3 x 8'6 (3.43m x 2.59m)

Bedroom

13'8 x 11'4 (4.17m x 3.45m)

En Suite Shower Room

5'8 x 4'11 (1.73m x 1.50m)

Bedroom

13'8 x 11'4 (4.17m x 3.45m)

Bedroom

12'5 x 8'11 (3.78m x 2.72m)

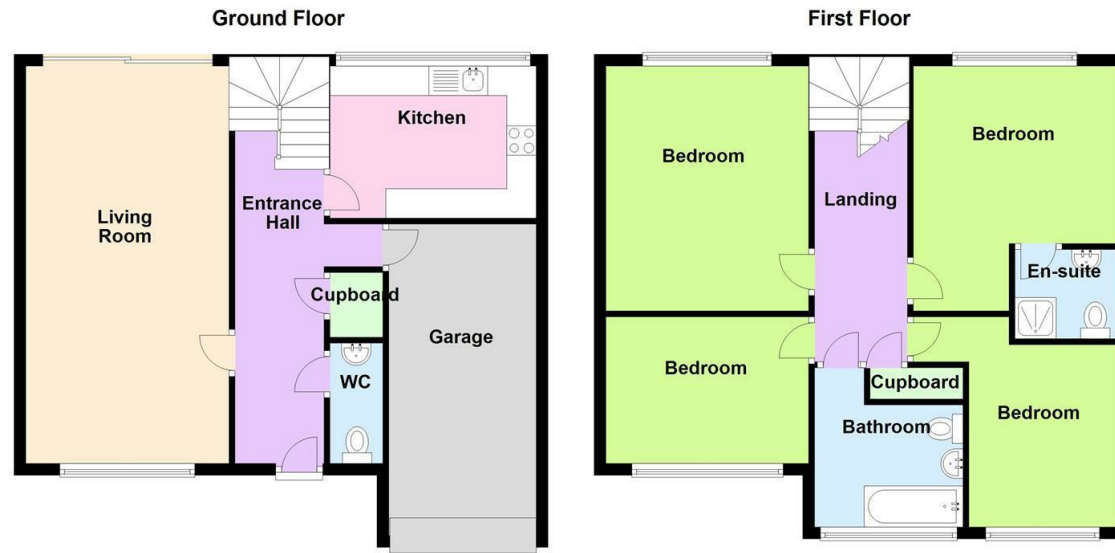
Bedroom

11'4 x 8'4 (3.45m x 2.54m)

Family Bathroom

8'3 x 9'4 (2.51m x 2.84m)









REAL ESTATE
ESTATE AGENCY : REDEFINED

18 - 20 High Street
Gillingham
Kent
ME7 1BB

01634 570057

www.crralestate.co.uk
twitter.com/CRRealEstateUK
facebook.com/CRRealEstateUK



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.