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77 Academy Drive

• Gillingham

Price: Price Range £365,000



77, Academy Drive, , ME7 3EG

Price Range £365,000

- 3 BEDROOM SEMI DETACHED FAMILY HOME IN SECLUDED CUL-DE-SAC DARLAND VIEW POSITION
- PRICE RANGE £365,000 TO £375,000
- NO ONWARD CHAIN!!
- DOWNSTAIRS WC, FAMILY BATHROOM AND EN-SUITE SHOWER
- GARAGE AND PARKING FOR 1 CAR
- EPC RATING "D"; MEDWAY COUNCIL TAX BAND "D"
- FANTASTIC PROPERTY FOR THE GROWING FAMILY OR IDEAL INVESTMENT
- APPROX. 911 SQ FT OF LIVING ACCOMMODATION
- LOUNGE/DINING ROOM, PLUS STUDY AREA

PRICE RANGE £365,000 TO £375,000

Situated in the highly sought-after Academy Drive in Darland, this beautifully presented three-bedroom semi-detached home offers spacious, versatile living, making it an ideal choice for growing families, professional couples, or those looking to upsize.

The property features two generous reception rooms, providing flexible spaces for both everyday family life and entertaining guests. A well-designed layout is complemented by two modern bathrooms, ensuring comfort and convenience for busy households.

Outside, the home benefits from off-road parking for two vehicles, with additional on-street parking available for visitors. Its desirable location places you within easy reach of excellent local schools, amenities, green spaces, and transport links, offering the perfect balance of peaceful residential living and everyday convenience.

Whether you're hosting family gatherings, working from home, or simply relaxing after a busy day, this wonderful home is ready to suit every stage of life. Offering space, practicality, and an enviable location, this is a fantastic opportunity to secure a home in one of Darland's most popular residential areas.

Early viewing is highly recommended.

**Entrance Hall**

Entrance door, stair case to first floor, under stairs storage cupboard.

**WC**

Low level WC and wash hand basin.

**Lounge/Dining Room**

26'1" x 10'0" red to 8'3" (7.96m x 3.05m red to 2.52m)  
Double glazed bay window to front, radiator.

**Study Area**

8'3" x 4'11" (2.52m x 1.51m)  
Double glazed sliding patio door to rear garden. Radiator.

**Kitchen/Breakfast Room**

15'7" x 7'10" (4.77m x 2.39m)  
Double glazed window to rear. Fitted kitchen comprising base and eye level units with works surfaces. Radiator. Space and plumbing for washing achine. Wall mounted "Worcester" boiler. Space for fridge/freezer.

**Landing**

Access to loft space. Double glazed window to side. Built in airing cupboard.

**Bedroom 1**

10'7" x 10'0" (3.24m x 3.05m)  
Double glazed window to rear, built in wardrobe, radiator.

**En-Suite**

Shower cubicle with shower unit and pedestal wash hand basin. Radiator. Double glazed window to rear.

**Bedroom 2**

12'6" x 7'6" (3.83m x 2.31m)  
Double glazed window to front, radiator.

**Bedroom 3**

9'4" max x 8'7" max (2.86m max x 2.63m max)  
Double glazed window to front, radiator.

**Bathroom**

Double glazed window to side. Suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level WC. Radiator.

**Exterior**

**Rear Garden**

Approx. 30' in depth mainly laid to grass and a paved patio area. Side pedestrian access.

**Garage**

Metal up and over door. Parking to front of garage for 1 car

**AML Charges**

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

**Important Notice**

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

**Member agent**

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

**NB**

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



#### 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>65</b>                                   |         | <b>85</b> |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

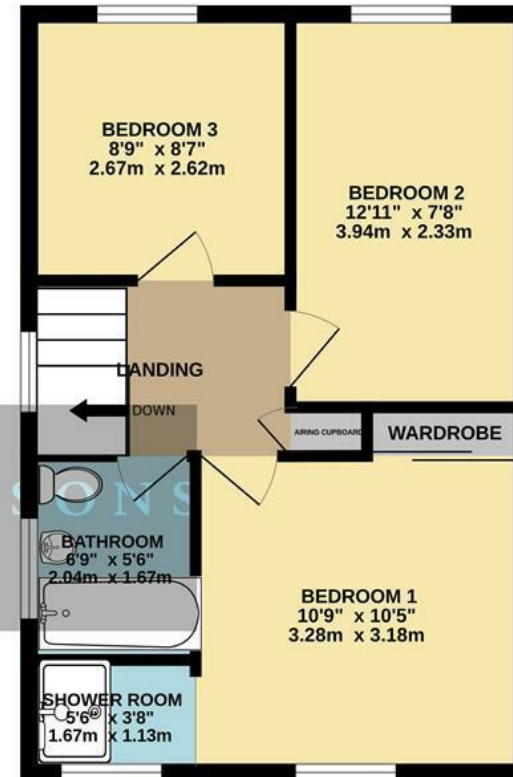
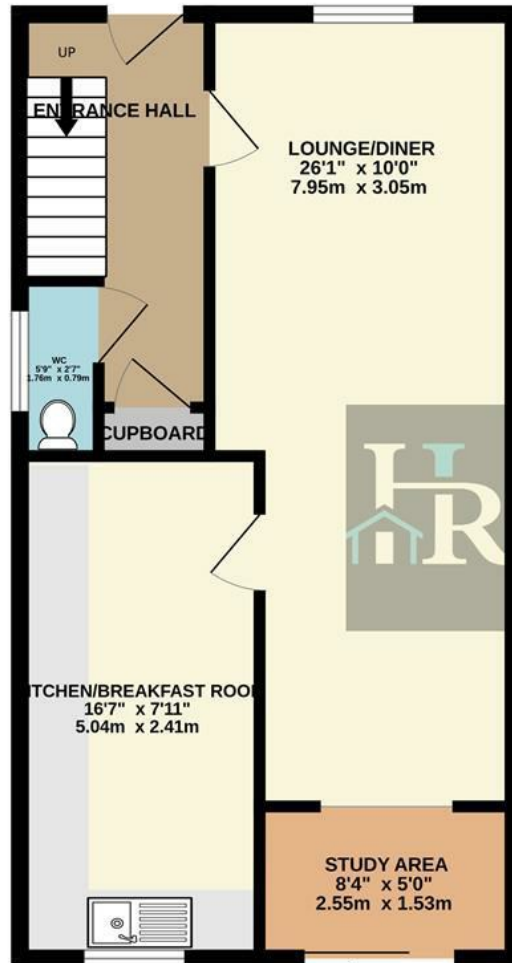
#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>65</b>                                                       |         | <b>85</b> |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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