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HR HARRISONS
REEVE



Field End, 3 Court Meadow

• Gillingham

Price: £500,000



Field End, 3, Court Meadow, ME8 6HT
£500,000

- VERSATILE 3/4 BEDROOM DETACHED CHALET BUNGALOW; PERFECT FAMILY HOME
- DRIVEWAY TO FRONT FOR 4 CARS
- APPROX. 1,772 SQ FT OF LIVING ACCOMMODATION
- GOOD SIZE & LOW MAINTENANCE REAR GARDEN, SECLUDED POSITION
- NO ONWARD CHAIN!!
- FANTASTIC LOCATION FOR THOSE WITH FAMILIES
- 7.5M X 4.9M (MAX MEASUREMENTS) LOUNGE; 5.2M x 3.5M KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS BATHROOM AND UPSTAIRS SHOWER ROOM
- EPC RATING "C"; MEDWAY COUNCIL TAX BAND "E"

Nestled in the tranquil setting of Greenvale Gardens, Court Meadow, this charming, detached property offers a perfect blend of comfort and convenience. With only two other detached properties on Court Meadow, this exclusive development maintains an intimate, private character while remaining close to local amenities.

The property benefits from dual access: primary entry through Greenvale Gardens, with private secondary access directly onto Twydall Lane. Access to Court Meadow is controlled through gates, which can be secured. The generous private driveway accommodates four vehicles — two in front of the house and two adjacent, allowing unobstructed neighbour access.

With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining. The thoughtful layout maximises both space and light throughout.

The house boasts a downstairs bathroom and upstairs shower room. The property has access to superfast fibre optic broadband, making remote working a busy digital life a breeze.

This is more than just a place to live — it is a place to enjoy. Whether establishing roots or investing, this property presents a wonderful opportunity. Do not miss the chance to make this house your home.

Porch

Entrance Hall

Living Room

24'7" max x 16'0" max (7.5m max x 4.9m max)

Kitchen/Breakfast Room

17'0" x 11'5" (5.2m x 3.5m)

Bedroom

10'9" x 7'2" (3.3m x 2.2m)

Bedroom

17'0" x 8'2" (5.2m x 2.5m)

Utility Room

Study

10'2" x 8'6" (3.1m x 2.6m)

Bathroom

8'9" x 7'1" (2.69m x 2.16m)

Landing

Bedroom 1

17'4" max x 15'8" max (5.3m max x 4.8m max)

Dressing Room

12'5" x 6'2" (3.8m x 1.90m)

Bedroom 2

16'0" x 10'2" (4.9m x 3.1m)

Shower Room

Exterior



Rear Garden

Approx. 60' in width x 40' in depth mainly laid to a paved patio area and artificial lawn area. Fenced to boundaries. Side pedestrian access.

Frontage

Driveway providing off road parking for 4 cars.

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		
	69	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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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.

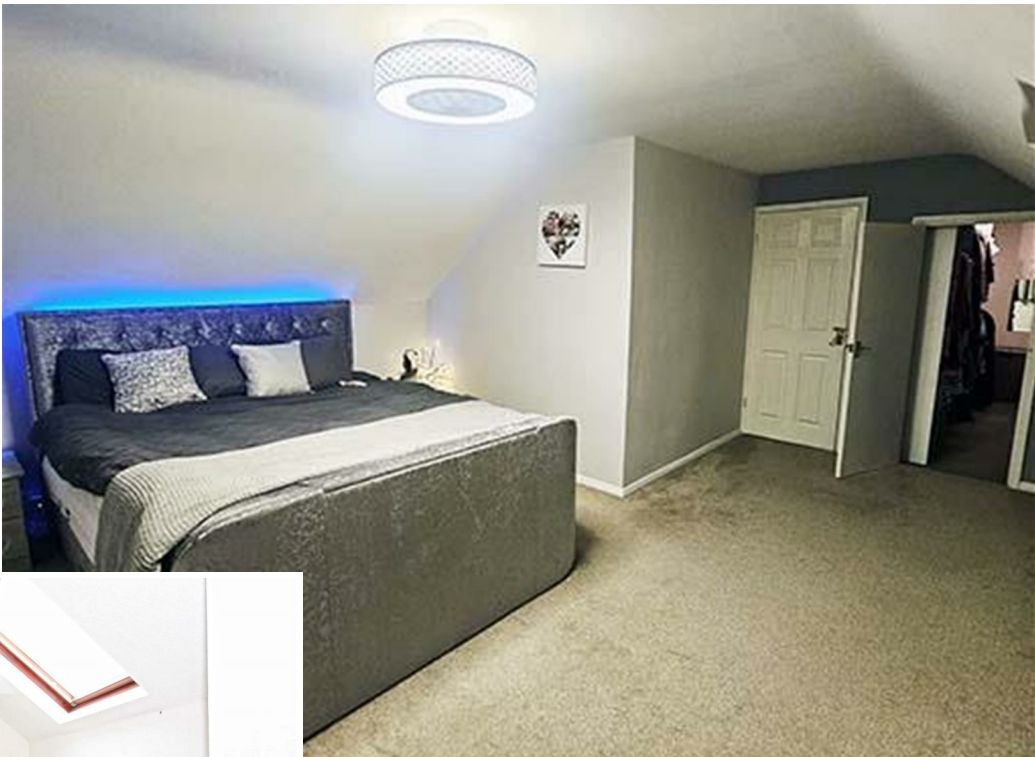
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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

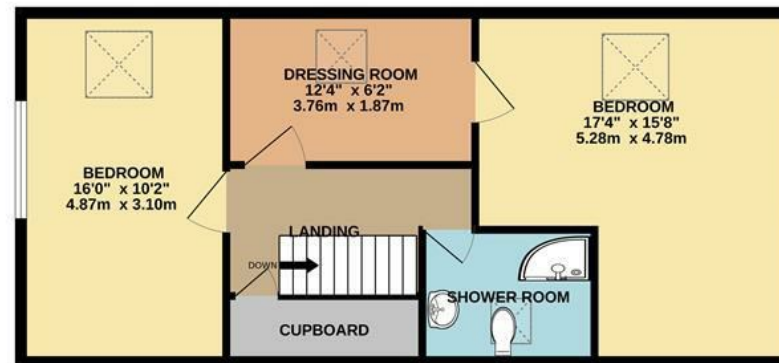




GROUND FLOOR
1110 sq.ft. (103.2 sq.m.) approx.



HARRISONS REEVE
1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1772 sq.ft. (164.6 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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