01634 379 799

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HARRISONS REEVE

77 Academy Drive

• Gillingham

Price: £399,995

77, Academy Drive, , ME7 3EG
£399,995

- 3 BEDROOM SEMI DETACHED FAMILY HOME IN SECLUDED CUL-DE-SAC DARLAND VIEW POSITION
- NO ONWARD CHAIN!!
- LOUNGE/DINING ROOM, PLUS STUDY AREA
- 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

Nestled in the desirable area of Academy Drive, Darland, this charming semi-detached house offers a perfect blend of comfort and convenience. 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, allowing for a versatile living experience.

The house boasts two bathrooms, ensuring that morning routines run smoothly for all occupants. The layout is thoughtfully designed to maximise both space and functionality, making it a welcoming home for anyone.

For those with vehicles, the property includes parking for two vehicles, a valuable feature with ample road parking available. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it an excellent choice for both commuters and families alike.

This semi-detached house on Academy Drive is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for prospective buyers or renters looking to settle in Darland.

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

W C
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.

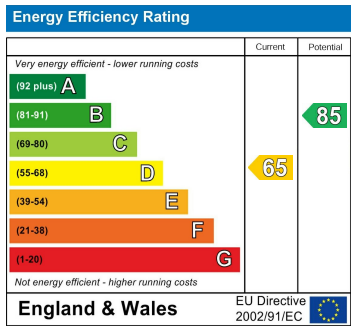
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

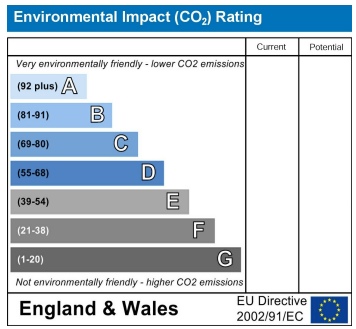
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs 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.





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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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