

01634 379 799

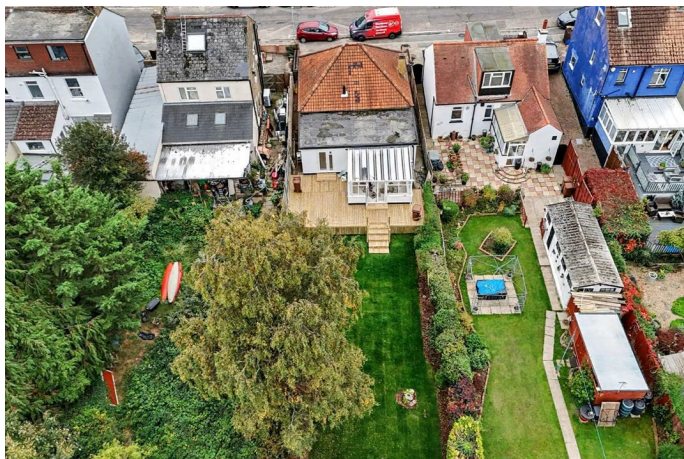
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HR HARRISONS
REEVE

21 Canadian Avenue

• Gillingham

Price: Price Range £425,000



21, Canadian Avenue, ME7 2DN
Price Range £425,000

- RENOVATED & MODERNISED 3 BEDROOM DETACHED BUNGALOW
- SITUATED IN SOUGHT AFTER GILLINGHAM LOCATION WITH GOOD ACCESS TO GILLINGHAM TRAIN STATION
- PRICE RANGE £425,000 TO £450,000
- LANDSCAPED REAR GARDEN OF APPROX. 60' IN DEPTH WITH LARGE DECKING AREA
- NO ONWARD CHAIN!!
- EPC RATING "D", MEDWAY COUNCIL TAX BAND "D"
- EXTENDED ACCOMMODATION, APPROX. 1,009 SQ FT OF LIVING ACCOMMODATION
- POTENTIAL FOR FURTHER WORKS, SUBJECT TO RELEVANT PERMISSIONS
- PARKING FOR 1/2 CARS TO FRONT



* PRICE RANGE £425,000 TO £450,000 *

Nestled on the charming Canadian Avenue in Gillingham, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The bungalow features a well-appointed 4 piece bathroom, ensuring that all your daily needs are met with ease. The layout of the home promotes a sense of openness and light, making it a warm and inviting space to live in.

One of the standout features of this property is the ample parking available for two vehicles, a rare find in many areas. This added convenience allows for easy access and peace of mind for you and your guests.

Situated in a desirable location, this bungalow is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are looking to downsize or seeking a family home, this property on Canadian Avenue is sure to impress. Don't miss the opportunity to make this charming bungalow your new home.

Entrance Hall

Composite entrance door. Radiator.

Lounge/Dining Room

22'3" x 10'9" (6.80m x 3.30m)

Double glazed windows to front and side, 2 radiators, opening to:



Kitchen

12'1" x 8'4" (3.69m x 2.56m)

Modern fitted kitchen comprising base and eye level units with work surfaces over. Built in electric oven and hob. Inset ceramic sink unit with side drainer and mixer tap. Integrated dish washer and fridge/freezer. Radiator.

Inner Hall

Built in utility cupboard with space and plumbing for washing machine. Wall mounted boiler.

Bedroom 1

12'8" x 10'10" (3.87m x 3.31m)

Double glazed window to front, radiator. Built in cupboard.

Bedroom 2

10'11" x 9'1" (3.33m x 2.79m)

Double glazed window to side. Built in wardrobe. Radiator.

Bedroom 3

11'10" x 9'1" (3.63m x 2.77m)

Double glazed door to rear garden. Radiator.

Bathroom

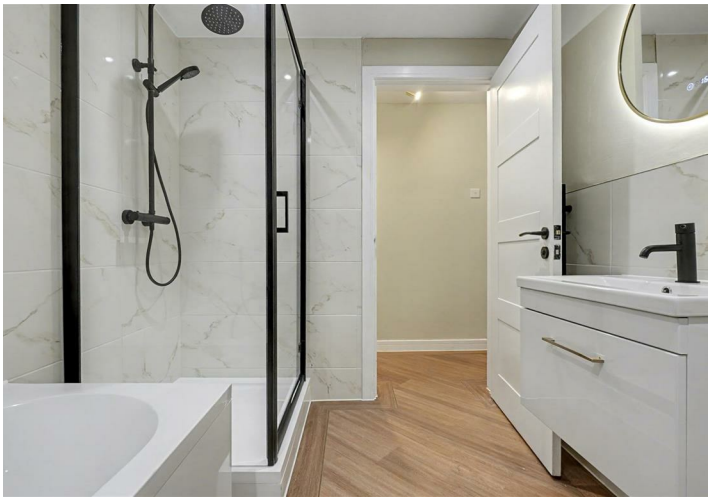
8'5" x 6'10" (2.59m x 2.10m)

Modern fitted 4 piece suite comprising panelled bath, shower cubicle, low level WC and vanity unit with wash hand basin. Towel rail. Frosted double glazed window to rear.

Conservatory

13'1" x 10'0" (4.00m x 3.06)

Double glazed windows to rear and sides. 2 radiators. Double glazed French doors to rear garden.



Exterior

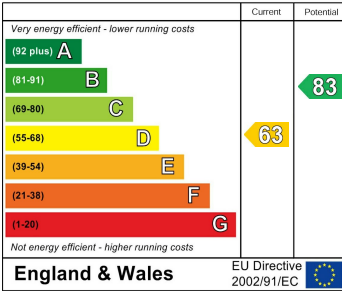
Rear Garden

Approx. 60' in depth mainly laid to lawn and large decking area with established borders to sides. Side pedestrian access. Fenced to boundaries.

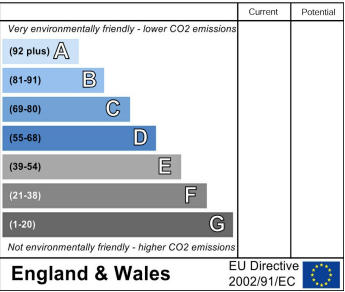
Frontage

Off road parking for 1/2 cars.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Harrisons Reeve Harrisons Reeve Office
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NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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.

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.

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.

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

AML Charges

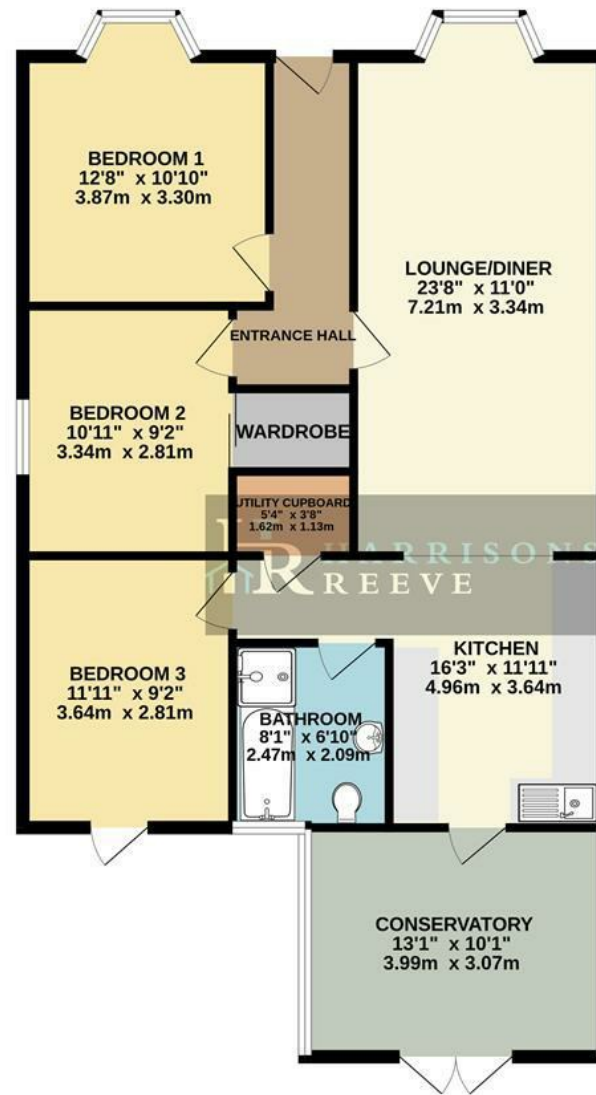
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement.

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.



GROUND FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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 is given to their operability or efficiency can be given.
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