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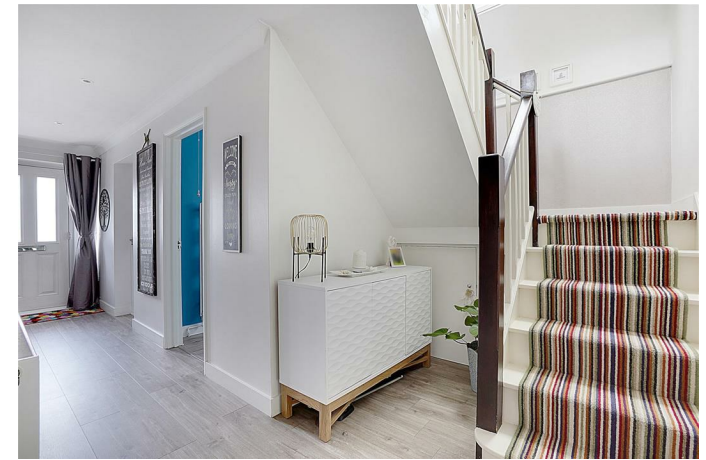
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191 Bredhurst Road

• Wigmore

Price: Offers In The Region Of £750,000



191, Bredhurst Road, ME8 0QX
Offers In The Region Of £750,000

- 4/5 BEDROOM DETACHED FAMILY HOME IN POPULAR WIGMORE LOCATION
- DOUBLE STOREY EXTENSION WITH APPROX 1940 SQ FT
- GARAGE AND DRIVEWAY TO FRONT
- TURNKEY PROPERTY IN FANTASTIC ORDER
- FLEXIBLE ACCOMMODATION
- BATHROOM & SHOWER ROOM
- APPROX. 0.38 ACRE PLOT WITH EXTENSIVE REAR GARDEN
- EPC RATING "C", MEDWAY COUNCIL TAX BAND "E"
- VIEWING IS A MUST!!

Nestled on the desirable Bredhurst Road in Wigmore, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. Spanning an expansive 1,940 square feet, the property boasts two generous reception rooms, providing ample space for both relaxation and entertaining guests.

With four well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private sanctuary. The house features two modern bathrooms, designed for convenience and functionality, catering to the needs of a busy household.

Constructed in the 1980's, this home has been thoughtfully designed to provide a welcoming atmosphere, with a layout that maximises natural light and enhances the sense of space. The exterior of the property is equally impressive, offering parking for up to four vehicles, a rare find in many urban settings.

This residence is not just a house; it is a place where memories can be made and cherished. With its prime location in Wigmore, you will find yourself within easy reach of local amenities, schools, and transport links, making it a perfect choice for families and professionals alike.

In summary, this detached house on Bredhurst Road is a remarkable opportunity for those seeking a spacious and well-appointed family home in a sought-after area. Do not miss the chance to make this property your own.

Entrance Hall

Composite entrance door, radiator, under stairs storage cupboard. Stair case to first floor.

Bedroom/Reception

12'7" x 8'9" (3.85m x 2.67m)
Double glazed window to front, radiator.

Kitchen

17'8" x 9'1" (5.40m x 2.78m)
Modern fitted kitchen comprising base and eye level units with work surfaces over. Built in double electric oven and induction hob with extractor fan over. Double glazed window to side. Double glazed door leading to rear garden. Radiator.

Shower Room

Frosted double glazed window to side. Modern fitted suite featuring shower cubicle with mains fed shower, low level WC and vanity unit with inset sink unit. Chrome heated towel rail.

Open Plan Lounge/Dining Room

29'2" red to 18'3" x 19'10" red to 10'4" (8.90m red to 5.57m x 6.06m red to 3.16m)
Double glazed bi-fold doors leading onto the garden. 2 upright radiators. Radiator.

Utility Area

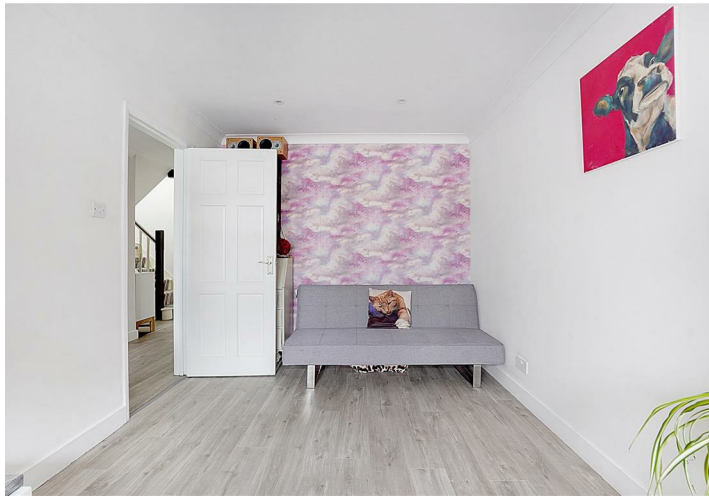
7'7" x 7'10" (2.33m x 2.40m)
Space and plumbing for washing machine and tumble dryer, space for fridge/freezer. Door to garage.

Landing

Double glazed Velux window to side. Built in storage cupboard.

Bedroom 1

18'3" x 14'6" (5.57m x 4.43m)
Double glazed Juliet balcony doors to rear. 2 radiators. Built in wardrobes.



Bedroom 2

15'1" inc wardrobes x 11'4" (4.60m inc wardrobes x 3.46m)
Double glazed window to front, radiator, built in wardrobes, built in storage cupboard.

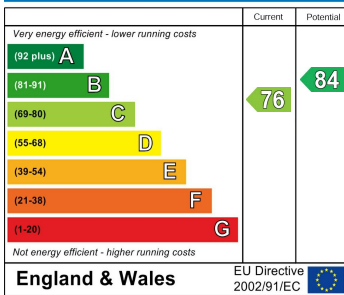
Bedroom 3

10'0" x 7'11" (3.05m x 2.42m)
Double glazed Velux window to side, built in wardrobes, radiator.

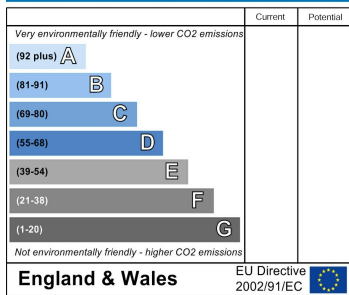
Bedroom/ Office

9'11" x 5'4" (3.04m x 1.64m)
Restricted head height. Double glazed Velux window to side, radiator.

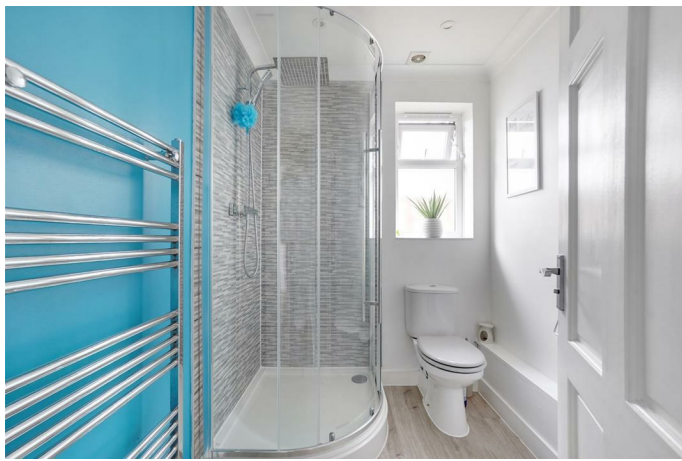
Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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Bathroom

Frosted double glazed Velux window to side. Modern suite comprising slipper bath, low level WC and vanity unit with inset sink unit. Chrome heated towel rail.

Integral Garage

12'5" x 7'10" (3.79m x 2.39m)

Electric roller door. Power and light,

Exterior

Rear Garden

"L" shaped, occupying an area of approx. 1/3 of an acre. Mainly laid to lawn with established plants trees and shrubs. Brick built summerhouse and shed to rear with decking. Feature pond. Side pedestrian access.

Frontage

Driveway providing off road parking for 4 cars.

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.

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.

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



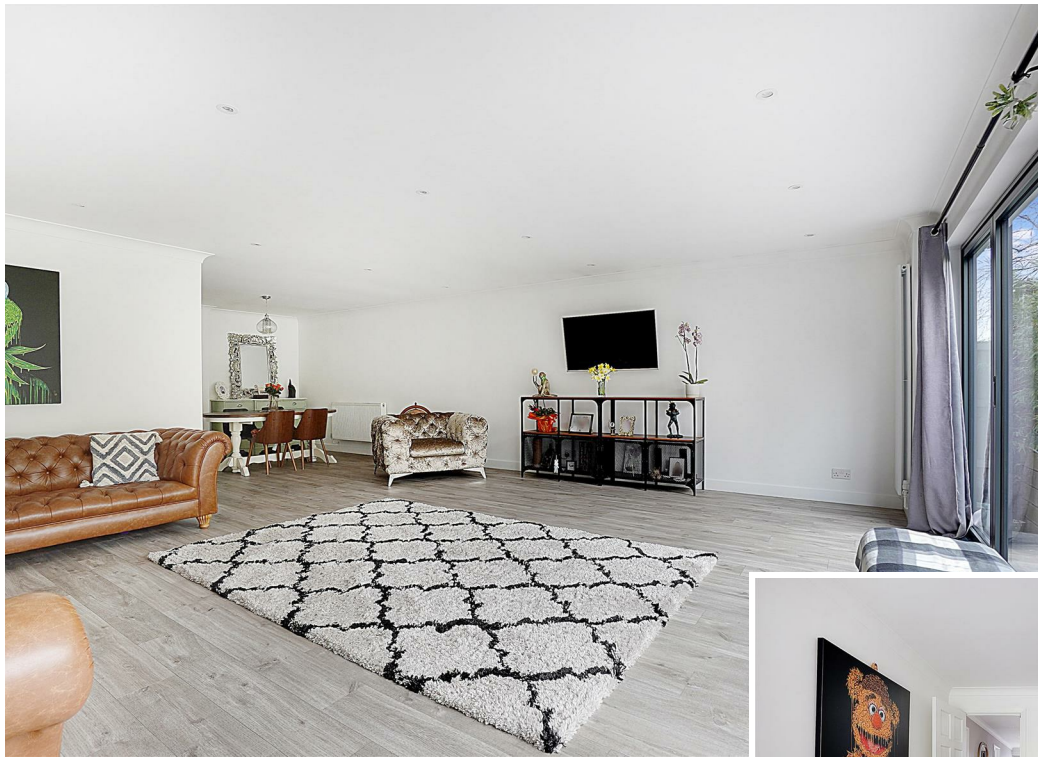
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs 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
1081 sq.ft. (100.4 sq.m.) approx.

1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 1940 sq.ft. (180.2 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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