

01634 379 799

www.harrisonsreeve.com



20 Junction Road

• Gillingham

Price: £600,000

20, Junction Road, ME7 4EH  
£600,000

- 4 BEDROOM DETACHED FAMILY RESIDENCE OF APPROX. 2,315 SQ FT
- NO ONWARD CHAIN!!
- OFF ROAD PARKING FOR SEVERAL CARS TO FRONT ON BLOCK PAVED DRIVEWAY
- FLEXIBLE ACCOMMODATION ARRANGED OVER 3 FLOORS
- FAMILY BATHROOM, EN-SUITE BATHROOM AND DOWNSTAIRS WC
- 5TH BEDROOM/STUDY/OFFICE WITH EN-SUITE SHOWER
- LANDSCAPED WELL MAINTAINED REAR GARDEN
- SITUATED IN A QUIET LOCATION AWAY FROM THE ROAD, WITHIN REACH OF GILLINGHAM PARK
- EPC RATING AWAITED; MEDWAY COUNCIL TAX BAND "F"



Nestled on Junction Road in the charming town of Gillingham, this impressive detached house offers a perfect blend of space, comfort, and convenience. Spanning an expansive 2,315 square feet, this property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining. With four generously sized bedrooms, there is plenty of room for family living or hosting guests.

The house features two modern bathrooms, ensuring that morning routines run smoothly for everyone. Built circa 1920's, this home retains a sense of character while offering the practicality required for contemporary living.

One of the standout features of this property is the parking space available for up to four vehicles, a rare find in many urban settings. Additionally, the home enjoys a delightful position that is not overlooked, providing a sense of privacy and tranquillity.

For those who appreciate the outdoors, the property is conveniently located with good access to Gillingham Park, perfect for leisurely strolls or family outings. This home is an excellent opportunity for anyone seeking a spacious and well-located residence in Gillingham. Don't miss the chance to make this wonderful property your own.

#### **Entrance Hall**

Hardwood entrance door. Stair case to first floor. Built in storage. 3 radiators. 2 windows to front.

#### **Lounge**

23'5" into bay x 14'1" (7.16m into bay x 4.30m)  
Double glazed bay window to front. 3 double glazed windows to sides. 4 radiators.



#### **Dining Room**

14'0" red to 10'0" x 18'4" red to 10'2" (4.27m red to 3.06m x 5.60m red to 3.10m)  
Double glazed window to side. 2 radiators. Double glazed bi folding doors to :

#### **Conservatory**

14'4" x 12'4" (4.37m x 3.78m)  
Double glazed French Doors to garden, double glazed windows to rear and sides.

#### **Kitchen**

13'0" x 10'2" (3.97m x 3.10m)  
Modern fitted white kitchen comprising base and eye level units with solid wood work surfaces over. Integrated appliances. Inset stainless steel sink unit with side drainer and mixer taps. 2 double glazed windows to rear. Upright radiator. Built in electric oven with gas hob and extractor fan over.

#### **Utility Room**

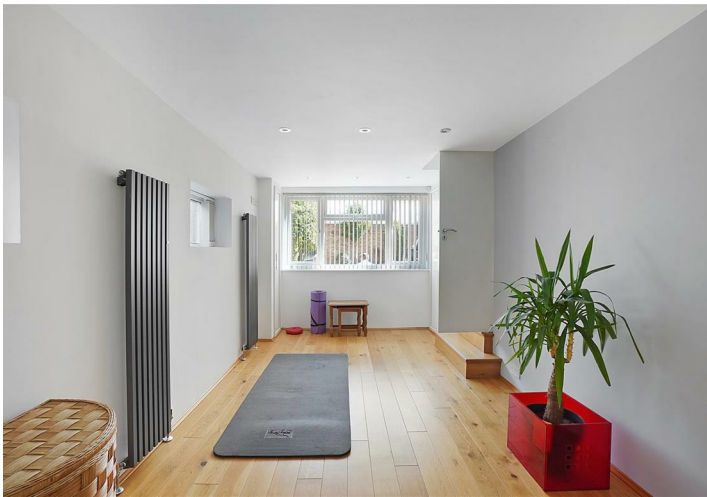
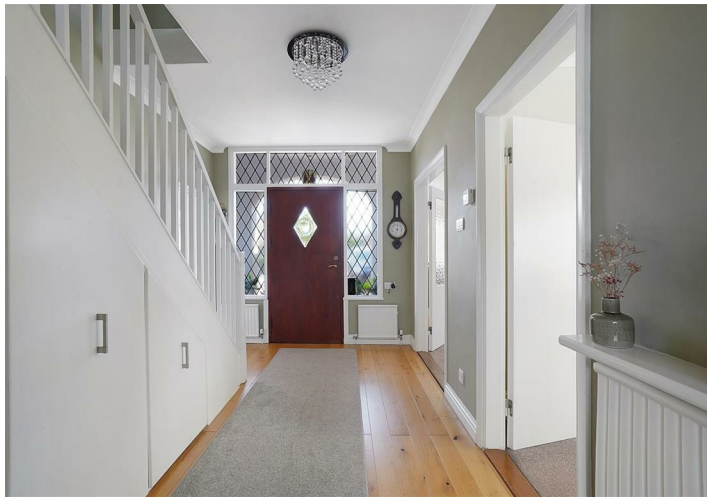
Built in storage. Cupboard housing boiler. Space and plumbing for washing machine. Frosted double glazed window to rear. Frosted double glazed door to garden.

#### **WC**

Frosted double glazed window to side. White suite comprising low level WC and pedestal wash hand basin.

#### **Bedroom/Gym**

18'4" x 8'5" (5.61m x 2.57m)  
2 frosted double glazed windows to side, double glazed window to front, 2 upright rads. Built in shower cubicle with mains fed shower unit.



**First Floor**

**Landing**  
Stair case to second floor

**Bedroom 3**  
21'4" x 9'3" (68'10" 13'1" x 29'6" 9'10") max (6.51m x 2.83m (21' 4" x 9' 3") max measurements)  
Skylight window to front, double glazed window to side.  
Radiator.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

**Harrisons Reeve Harrisons Reeve Office**  
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### Bedroom 1

13'6" to front of wardrobes x 14'0" (42'7" 19'8" (4.12m to front of wardrobes x 4.28m (13' 6" x 14' )

Double glazed window to side. 2 radiators. Built in wardrobes.

### En-Suite

White 3 piece suite comprising Jacuzzi bath, low level WC and vanity unit with inset unit. Chrome heated towel rail. Extractor fan.

### Bedroom 4

8'7" x 7'10" (26'2" 26'2" x 22'11" 32'9" (2.64m x 2.39m (8' 8" x 7' 10" ))

Double glazed window to front, radiator.

### Bathroom

8'11" x 7'6" (29'6" 0'0" x 22'11" 19'8" (2.74m x 2.29m (9' 0" x 7' 6" ))

White 3 piece suite comprising P shaped bath with shower screen and mixer tap with wall mounted shower attachment over. Chrome heated towel rail. Frosted double glazed window to rear.

### Second Floor Landing

#### Dressing Area

12'9" x 9'3" (39'4" 29'6" x 29'6" 13'1" (3.89m x 2.84m (12' 9" x 9' 4" ))

2 radiators. Double glazed window to side. Steps to :

### Bedroom 2

13'10" x 9'6" (42'7" 36'1" x 29'6" 22'11" (4.24m x 2.91m (13' 11" x 9' 7" ))

Double glazed window to side, 2 skylight windows to front and rear. Built in storage and wardrobes.

## EXTERIOR

### Frontage

Mainly laid to block paving providing off road parking for numerous vehicles.

### Rear Garden

Well stocked immaculate gardens. Fenced and walled to boundaries. Paved patio area. Side pedestrian access.

### AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's 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

Harrison's 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.

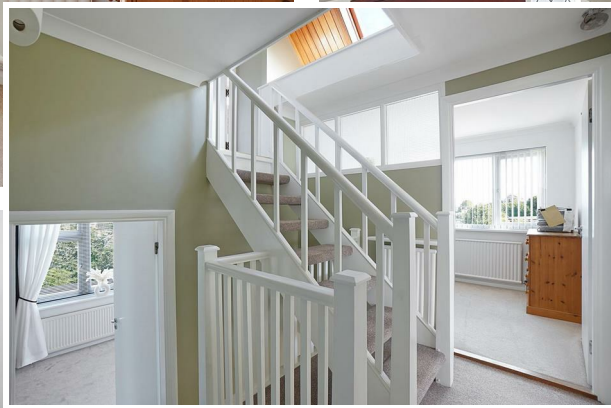
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

### 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

HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burton's 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.

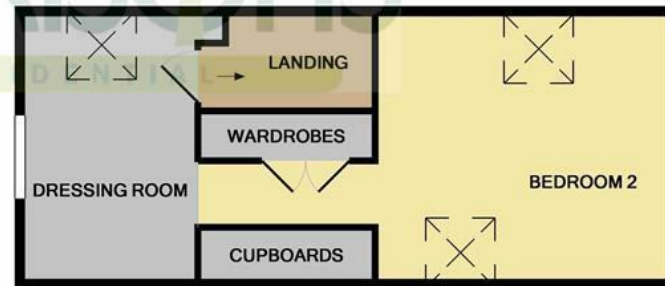




GROUND FLOOR  
APPROX. FLOOR  
AREA 1203 SQ.FT.  
(111.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 711 SQ.FT.  
(66.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2315 SQ.FT. (215.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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