





35, Beechwood Avenue, , ME5 7HJ

Asking Price £375,000

- THREE BEDROOM TERRACE HOME
- DOUBLE GARAGE TO REAR
- PERIOD FEATURES
- DOWNSTAIRS WC
- FEATURE COAL FIRE PLACES
- SOUGHT AFTER LOCATION
- MINUTES FROM LOCAL SCHOOLS & AMENITIES
- GAS CENTRAL HEATING
- CTAX BAND: D
- EPC RATING: D

An impressive 3 bedroom terrace home in the popular Darland area boasting a separate dining room to the ground floor, a downstairs WC and a large double garage to the rear.

EPC Rating: D

#### Porch

5'7" x 2'3" (1.71m x 0.70m)

UPVc entrance door, hardwood door to :

#### Entrance Hall

7'10" x 14'6" (2.41m x 4.43m)

Stair case to first floor, understairs storage cupboard.



#### Lounge

14'0" x 12'10" (4.29m x 3.93m)

Double glazed bay window to front, radiator. Feature open fireplace with mantle and surround.

#### Dining Room

11'8" x 12'11" (3.58m x 3.96m)

Double glazed French doors to rear garden, radiator. Feature fireplace.

#### Kitchen

21'5" x 7'10" (6.53m x 2.41m)

Double glazed windows to rear and side. Modern fitted kitchen comprising base and eye level units with work surfaces over. Space for Range oven with extractor hood over. Space and plumbing for washing machine and dishwasher.

#### Downstairs WC

2'9" x 2'10" (0.86m x 0.87m)

Double glazed window to rear. White suite comprising WC and wash hand basin. Chrome heated towel rail.

#### Landing

8'2" x 12'7" (2.49m x 3.86m)

Access to loft space.

#### Bedroom 1

13'2" x 13'0" (4.02m x 3.97m)

Double glazed window to front, radiator,

#### Bedroom 2

11'10" x 13'0" (3.63m x 3.98m)

Double glazed window to rear, radiator. Built in double wardrobe.

#### Bedroom 3

6'8" x 7'10" (2.04m x 2.41m)

Double glazed window to front, radiator.



#### Upstairs WC

2'8" x 5'2" (0.82m x 1.60m)

Double glazed window to rear. White high flush WC

#### Bathroom

4'10" x 7'6" (1.48m x 2.30m)

Double glazed window to rear. Roll top bath with mains fed shower unit over and wash hand basin.

#### Garden

Approx. 40' in depth mainly laid to lawn. Paved patio area. Walled to boundaries. Double glazed French doors to double garage.

#### Double Garage

Electric roller door, power and light,

#### Important Notice

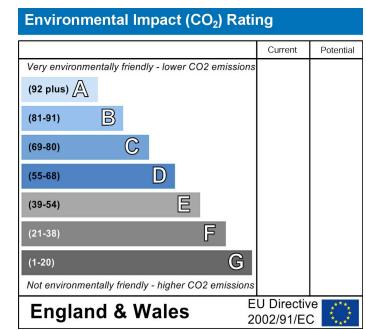
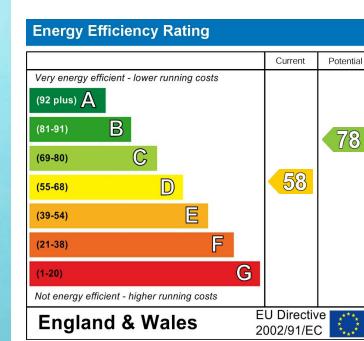
Harrison's Reeve, their clients and any joint agents give notice that:

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

#### 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 Henchchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

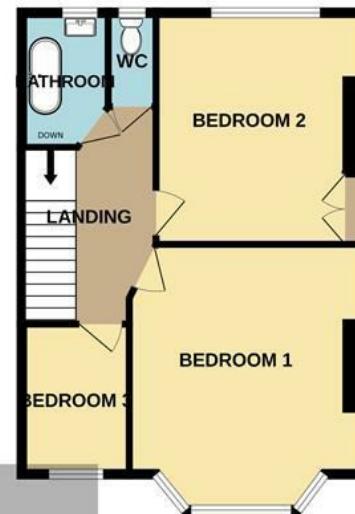


**Harrison's Reeve Harrison's Reeve Office**  
35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
medway@harrisonreeve.com (01634) 379799

GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



**HARRISONS**  
REEVE

TOTAL FLOOR AREA: 1266 sq.ft. (117.6 sq.m.) approx.

Whilst every effort 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.  
Made with Metropix ©2023