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391 Capstone Road

Capstone Valley • Gillingham

Price: Price Range £500,000



391, Capstone Road, Capstone Valley, ME7 3JE
Price Range £500,000

- STUNNING 4 BEDROOM SEMI DETACHED HOUSE
- PRICE RANGE £500,000 TO £525,000
- REFITTED KITCHEN & BATHROOMS
- CAPSTONE VALLEY LOCATION, OPPOSITE CAPSTONE COUNTRY PARK
- DRIVEWAY FOR 2/3 CARS
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM & DOWNSTAIRS WC
- LANDSCAPED AND TIERED GARDEN WITH SUMMERHOUSE/OFFICE
- NO ONWARD CHAIN!!
- EPC RATING BAND "C"

PRICE RANGE £500,000 to £525,000

HARRISONS RESIDENTIAL are delighted to be able to offer for sale this vastly IMPROVED AND EXTENDED 4 BEDROOM SEMI DETACHED HOUSE IN CAPSTONE ROAD, CAPSTONE VALLEY.

The property benefits from both SINGLE AND DOUBLE STORY EXTENSIONS, and has been refurbished to include a stunning KITCHEN/DINING ROOM, ATTRACTIVELY RE-FITTED BATHROOMS, AND TIERED AND LANDSCAPED REAR GARDEN, with the added benefit of a SUMMERHOUSE/OFFICE for those working from home.

The property is also being sold with the benefit of NO ONWARD CHAIN, DRIVEWAY TO FRONT FOR 2/3 CARS, DOWNSTAIRS WC, UTILITY ROOM, and is located opposite Capstone Country Park, a sought after location for families, dogs walkers and fisherman.

With so much on offer, book your viewing to appreciate all that is on offer!!

Entrance Hall/Study

13'1" red to 6'8" x 10'7" (3.99m red to 2.05m x 3.24m)
Composite front door, double glazed window to front, radiator, stair case to first floor.

Lounge

16'6" x 14'4" (5.05m x 4.38m)
Double glazed window to front, radiator, feature fireplace with inset wood burner.

Open Plan Kitchen/Diner

24'9" red to 16'7" x 19'2" red to 8'9" (7.56m red to 5.08m x 5.85m red to 2.67m)
Double glazed bi-folding doors to garden, double glazed window to rear. Modern fitted high gloss kitchen comprising base and eye level units with work surfaces over. Built in electric oven. Built in gas hob with extractor fan over. Integrated dishwasher. Inset stainless steel sink unit with side drainer and mixer tap. Radiator.

Utility Room

10'0" x 6'9" (3.06m x 2.07m)
Frosted double glazed door to garden. Space and plumbing for washing machine. Wall mounted boiler. Inset stainless steel sink unit with side drainer and mixer tap. Built in storage cupboard.

WC

White contemporary suite comprising low level WC and vanity unit with wash hand basin. Chrome heated towel rail. Extractor fan.

Landing

Access to loft space, built in storage cupboard with radiator.

Bedroom 1

13'3" red to 10'11" x 11'1" (4.05m red to 3.35m x 3.38m)
Double glazed window to front, radiator, door to :



En-Suite Shower Room

Frosted double glazed window to front. White suite comprising shower cubicle with mains fed shower unit, low level WC and vanity unit with inset sink unit. Chrome heated towel rail. Extractor fan.

Bedroom 2

12'7" x 7'11" (3.86m x 2.43m)
Double glazed window to rear, radiator.

Bedroom 3

9'6" x 8'3" (2.90m x 2.54m)
Double glazed window to rear, radiator.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Bedroom 4

9'4" x 6'9" (2.85m x 2.07m)

Double glazed window to rear, radiator.

Bathroom

Frosted double glazed window to front. Modern suite comprising shower cubicle with

Exterior

Rear Garden : Tiered rear garden of approx 70' in depth, mainly laid to patio and lawn areas, with established trees, plants and shrubs. Fenced and walled to boundaries. Side pedestrian access. Paved pathway to side.

Summerhouse/Office

14'0" x 8'10" (4.29m x 2.70m)

Block construction. Double glazed French doors. Power and light.

Frontage

Block paved driveway providing off road parking for 2/3 cars.

NB

HARRISONS RESIDENTIAL recommend a panel of solicitors for which we may receive a referral fee of £150 plus VAT per transaction.

Vendor viewing confirmation

We would ask you to make sure that you kindly wear a mask at the viewing and that you maintain a distance of 1 mtr min from the viewers. The agent will also be following this protocol should you wish us to carry out the viewings.

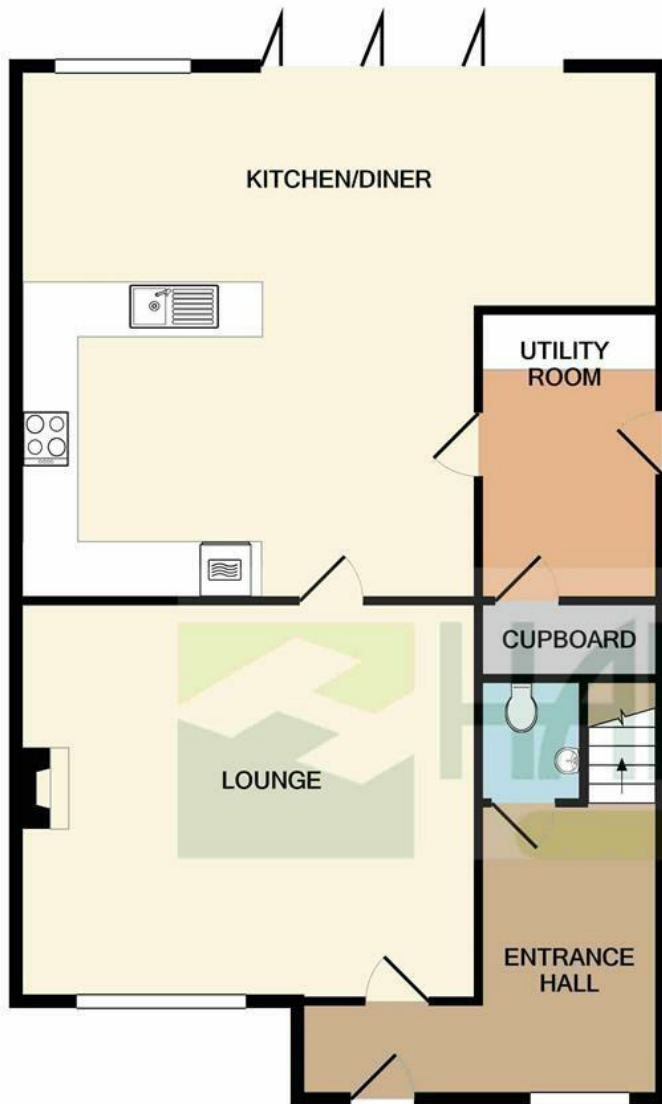
If, for any reason, this should prove to be inconvenient, or you feel unwell on the day of the viewing, please advise me in good time and a new appointment will be arranged.

Important Notice

Harrisons Residential, 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 Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise





GROUND FLOOR
APPROX. FLOOR
AREA 824 SQ.FT.
(76.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 558 SQ.FT.
(51.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1382 SQ.FT. (128.4 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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