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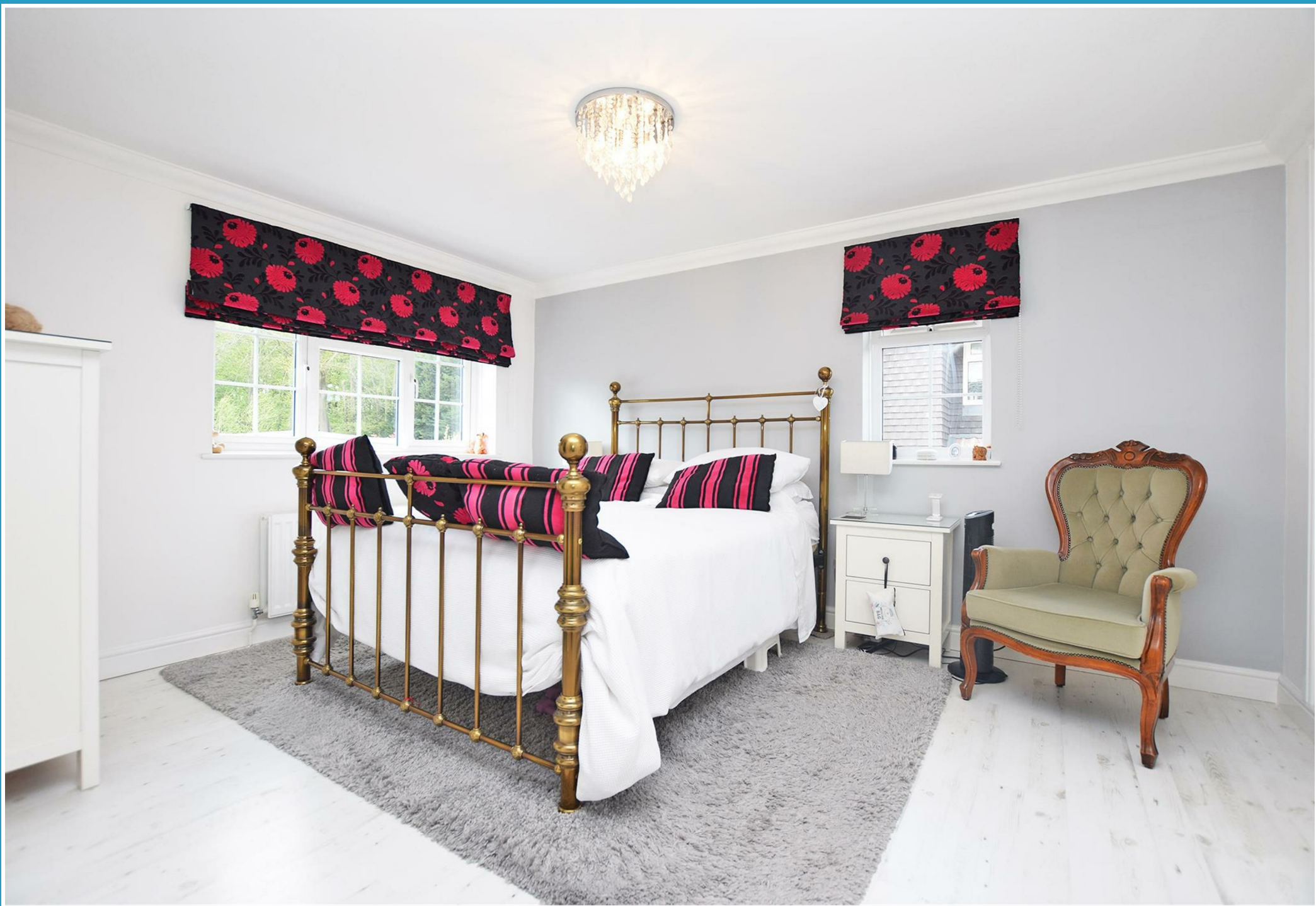
 HARRISONS  
REEVE



216 Fairview Avenue

• Wigmore

Price: Offers In Excess Of £800,000



# 216 Fairview Avenue

Wigmore, ME8 0PX

- EXECUTIVE 4 BEDROOM DETACHED FAMILY HOME IN WIGMORE LOCATION
- APPROX. 2,045 SQ FT
- EXTENDED ACCOMMODATION
- INTEGRAL GARAGE & DRIVEWAY TO FRONT FOR SEVERAL CARS
- IMMACULATE CONDITION IN NEUTRTRAL ORDER
- 8.22M X 3.53M KITCHEN/BREAKFAST ROOM; SITTING ROOM, DINING ROOM, STUDY AND WC TO THE GROUND FLOOR
- 4 DOUBLE BEDROOMS WITH EN-SUITE SHOWER ROOM TO BEDROOM ONE
- SUPERBLY MAINTAINED REAR GARDEN AREAS
- EPC RATING "C", MEDWAY COUNCIL TAX BAND "F"
- CONVENIENT ACCESS TO WIGMORE DENTAL PRACTICE, AND WIGMORE PARK

We are pleased to be offering a FOUR bedroom DETACHED house in the desirable location of Fairview Avenue - WIGMORE.

This spacious home on the ground floor has a WC, lounge, sitting room, kitchen/breakfast room. The ground floor also has the benefit of an office, perfect for working from home/studying. There is also an integral garage which could be converted to be another useful room in the home.

On the first floor there are FOUR bedrooms, one of these has the benefit of a en-suite shower room. There is also a family bathroom.

The property has the benefit of a driveway with space for three vehicles, a valuable feature in today's busy world.

The rear garden has a patio area perfect for BBQ's and entertaining. There is access to the side and rear of the garden. You would also have the option to add additional parking to the rear of the property. There are two laid to lawn areas perfect for enjoying time to relax in peace. There are two sheds. One would be spacious enough to turn this into a gym/sauna or hot tub.

The location is ideal not only peaceful but also conveniently situated. It is a 7 minute drive to Hempstead Valley Shopping centre. It also close to motorway links.

This delightful home is a wonderful opportunity for anyone seeking a spacious and well-equipped residence in Wigmore. Whether you are a growing family or simply in need of more space, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this house your home.



## GROUND FLOOR

### ENTRANCE HALL

### WC

### SITTING ROOM

17'7" into bay x 17'0" max (5.36m into bay x 5.20 max)

### DINING ROOM

17'0" x 11'10" (5.20m x 3.61m)

### KITCHEN/BREAKFAST ROOM

26'11" x 11'6" red to 8'5" (8.22m x 3.53m red to 2.58m)

### STUDY

17'3" x 7'6" (5.28m x 2.29m)

### LANDING

### BEDROOM 1

17'1" red to 10'11" x 13'10" max (5.23m red to 3.34m x 4.23m max)

### EN-SUITE SHOWER ROOM

6'6" x 5'10" (1.99m x 1.79m)



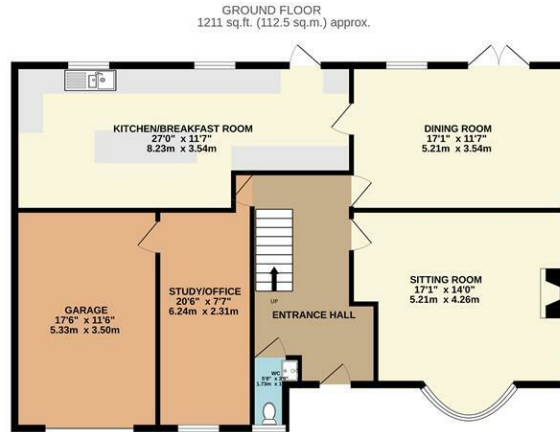
**BEDROOM 2** 15'3" x 10'2" (4.66m x 3.11m)  
**BEDROOM 3** 11'9" x 8'3" (3.59m x 2.52m)  
**BEDROOM 4** 11'6" x 8'3" (3.52m x 2.52m)  
**FAMILY BATHROOM** 7'9" max x 5'10" (2.38m max x 1.80m)  
**INTERGRAL GARAGE** 17'5" x 11'6" (5.32m x 3.51m)  
**GARDENS**  
**AML Charges**  
**Important Notice**  
**Member agent**  
**NB**

**Directions**





## Floor Plans

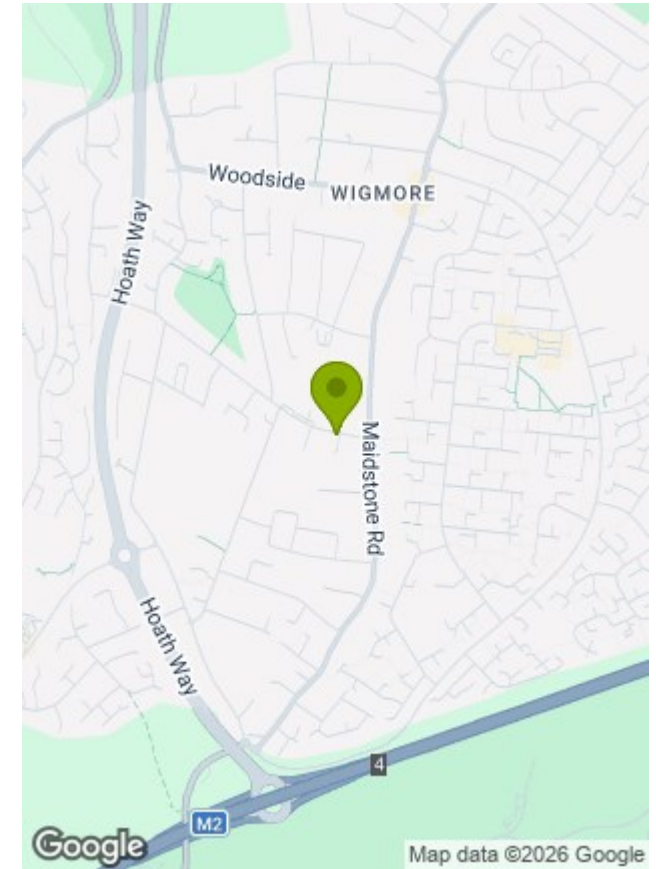


TOTAL FLOOR AREA: 2045 sq.ft. (190.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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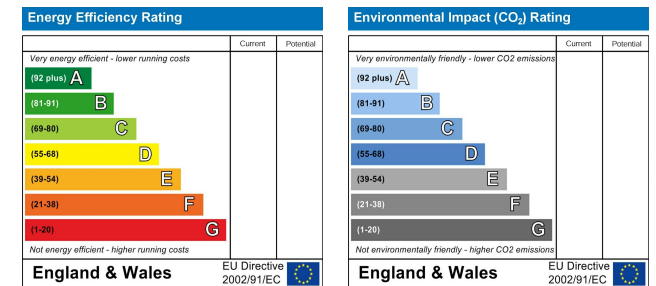
## Viewing

Please contact us on (01634) 379799 if you wish to arrange a viewing appointment for this property or require further information.

## Location Map



## Energy Performance Graph



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