



POLLARD
ESTATES

7 Zetland Avenue

Darland, ME7 3AE

Offers in excess of £600,000



A simply stunning 1,561 sq.ft high-specification home set on a generous plot, offering exceptional space, luxury finishes and rare versatility throughout. Featuring an extended open-plan family area, 3 double bedrooms with the option of a 4th, three high-grade luxury bathrooms, a substantial sunny aspect landscaped garden with an additional plot, and a bespoke gym/office with annexe potential. Located in one of Medway's most sought-after areas, this beautifully presented home offers a significantly larger footprint than most properties in this price range. An immaculate driveway provides ample off-road parking. The ground floor has been extensively refurbished to an exceptional standard, including a huge extension forming the heart of the home — a superb open-plan kitchen/family space with a central island, quartz worktops and wall panelling, high-end range cooker, dedicated coffee station and integrated music system, creating the perfect family environment. Outside, the property boasts one of the largest garden plots in the Darland area, meticulously landscaped to offer multiple seating and entertaining zones. A striking magnolia tree, bordered by olives and palms, guides you to the bespoke garden room providing a luxury gym and well-presented home office — ideal for additional living space. A separate custom workshop offers excellent storage and workspace. A secret garden running alongside the main plot provides a peaceful retreat with huge potential for keen gardeners. Internally, there are three generous double bedrooms (one with en-suite), with easy potential to create a fourth in the current study/library. A ground-floor bedroom, utility area and Mandarin Stone-tiled shower room offer excellent accessibility for those requiring single-level living. The first floor has been upgraded to include a beautiful en suite shower room, with a further family bathroom. Located in the popular Darland banks area which offers outstanding beauty and nature walks.



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Entrance Door

Hallway

Kitchen/Dining/Family Room

25'6 x 18'5 max (7.77m x 5.61m max)

Office/Snug

11'2 x 8'5 (3.40m x 2.57m)

Utility

7'4 x 6'0 (2.24m x 1.83m)

Bedroom 3

15'1 x 7'6 (4.60m x 2.29m)

Shower Room

8'8 x 7'4 max (2.64m x 2.24m max)

Lounge

16'8 into bay x 12'3 max (5.08m into bay x 3.73m max)

Stairs Up From Hallway

Landing

Shower Room

6'6 x 5'9 (1.98m x 1.75m)

Bedroom 2

12'9 x 12'0 (3.89m x 3.66m)

Bedroom 1

16'6 x 11'9 (5.03m x 3.58m)

En-Suite

8'1 x 6'1 (2.46m x 1.85m)

Garden

approx 100' x 100' max (approx 30.48m x 30.48m max)

Workshop

17'4 x 12'6 approx (5.28m x 3.81m approx)

Office/Gym

25'x 12' (7.62m x 3.66m)

Driveway

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Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

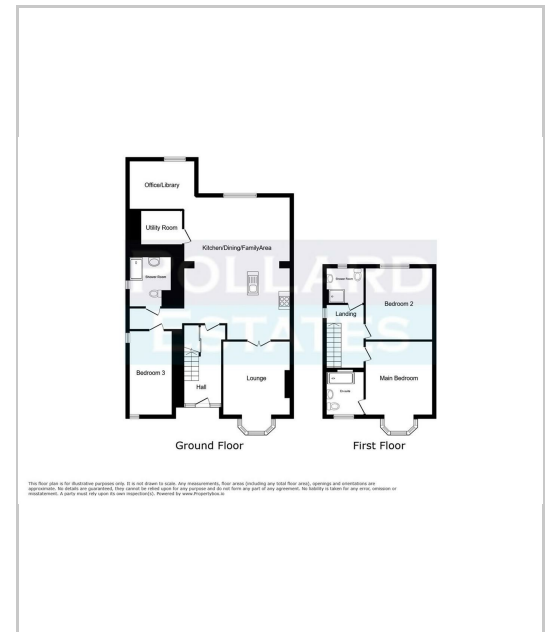
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Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

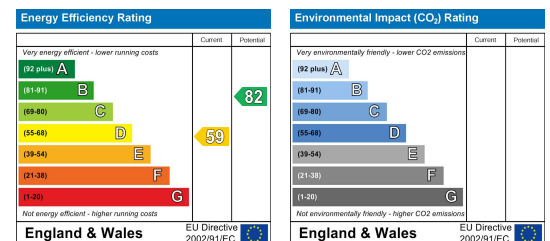
Area Map



Floor Plans



Energy Efficiency Graph



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