



## 39 King Edward Road

Gillingham, ME7 2RE

GREENLEAF PROPERTY SERVICES are delighted to introduce this well presented three bedroom bay-fronted house to the market, in a sought after residential location in Gillingham, Kent, with NO ONGOING CHAIN. Boasting three bedrooms, a separate lounge and dining room, a lovely modern kitchen and bathroom, and established mature garden, this much loved spacious family home is available for the first time in nearly 50 years. Further benefits include exposed floorboards, a recently new boiler, and the opportunity to simply add your own updated decorative taste to this impressive property, we therefore recommend viewing at your earliest convenience to avoid disappointment.

The layout briefly comprises of: Front door into lounge, with stairs to rear of room up to the first floor, and doorway through to dining room, kitchen, and bathroom; The upstairs landing gives access to three bedrooms, with the third off the first bedroom. The garden is accessed from the dining room.

Located close to local shops and amenities, open green spaces and parks, schools for all age groups are also nearby. The Medway hospital and station with fast trains to London are a short distance away, as is Gillingham town centre with its vast array of shopping, dining and leisure facilities, whilst all A2/M2/M20 road links are a short drive away.

**Price Guide £250,000**

# 39 King Edward Road

## Gillingham, ME7 2RE



- CHARACTERFUL BAY-FRONTED MID-TERRACE HOUSE
- SEPARATE LOUNGE AND DINING ROOM
- SHORT DISTANCE TO TRAIN STATION TO LONDON
- EPC GRADE C / COUNCIL TAX BAND B / FREEHOLD

- NO CHAIN!
- GOOD SIZE ESTABLISHED GARDEN
- SHORT DRIVE TO ALL A2/M2/M20 ROAD LINKS

- THREE BEDROOMS
- SOUGHT-AFTER LOCATION
- SHORT DRIVE TO SCHOOLS AND ALL SHOPPING/DINING AMENITIES

### Lounge

13'5" x 12'3" (4.1m x 3.75m)

With attractive exposed floorboards and neutral decor, double-glazed bay-window to front of house, feature fireplace, stairs up to first floor, doorway through to dining room to rear.

### Dining Room

12'3" x 10'11" (3.75m x 3.35m)

Good size room with neutral carpet and decor, door out to garden, built-in under-stairs cupboard, feature fireplace, open doorway to kitchen.

### Kitchen

9'2" x 8'0" (2.8m x 2.45m)

Spacious attractive kitchen with good range of white gloss wall and floor cupboards, neutral contrasting worktops with white metro-tile splashbacks, two windows to side with fitted blinds, gas hob and eye-level oven, space for washing machine, dish-washer and fridge-freezer, neutral floor tiles and decor.

### Bathroom

8'0" x 5'10" (2.45m x 1.8m)

Good size bathroom with white suite consisting of bath with shower attachment, basin/vanity unit and worktop, WC, two windows to rear of property, grey tiled flooring and white tiles to walls with decorative borders.

### Landing

2'5" x 2'11" (0.75m x 0.90m)

Compact landing with neutral carpet and decor, loft access, doorways into bedrooms.

### Bedroom One

12'3" x 10'11" (3.75m x 3.35m)

Double bedroom with window to front, lovely exposed floorboards and neutral decor, large built-in cupboard.

### Bedroom Two

12'3" x 10'0" (3.75m x 3.05m)

Double bedroom with exposed floorboards, tasteful neutral decor with feature wall, large built-in cupboard, door from here to bedroom three.

### Bedroom Three

9'4" x 8'0" (2.85m x 2.45m)

With neutral carpet and decor, window to rear, built-in cupboard housing the modern boiler. This room makes an ideal nursery, office, or en suite, subject to new owners wishes and usual permissions.

### Garden

With hard standing area to side of property, paved patio area, lovely established lawn garden with range of plants, shrubs and flowers, shed and gate to rear, peaceful and quite space backing onto other gardens.

### Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

### Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

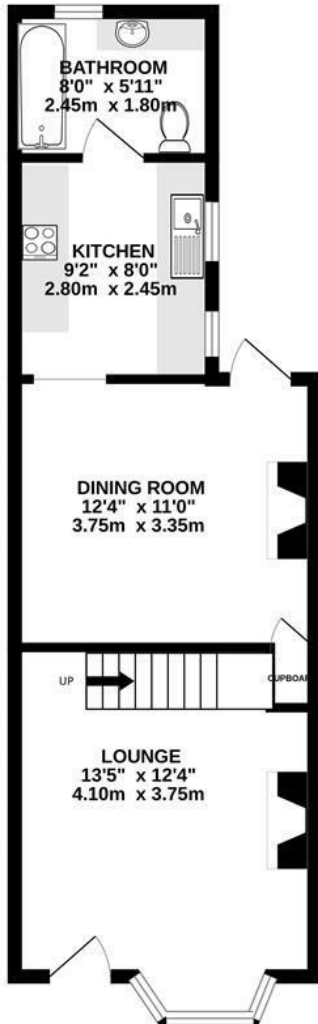




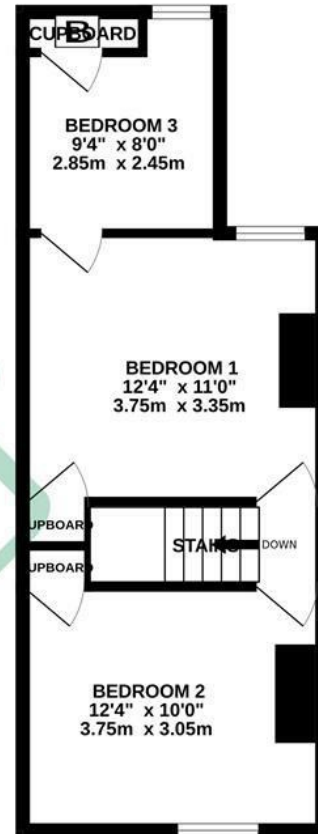




GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.

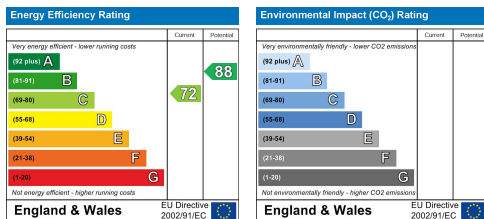


1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt 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.  
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