



**37 COMMON MEAD AVENUE,  
GILLINGHAM, SP8 4NB**

**£355,000  
FREEHOLD**

A spacious three bedroom detached bungalow within easy distance of the town centre, local amenities and mainline train station (Exeter-London/Waterloo). The property benefits from gas central heating, double glazing, garage, parking and a private South facing rear garden with countryside views.



## 37 COMMON MEAD AVENUE



### The Area

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

### Accommodation

A spacious three bedroom detached bungalow offered to the market with no forward chain. The property is located in a quiet residential area within easy distance of the town centre, local amenities and mainline train station (Exeter-London/Waterloo). This wonderful home has scope to improve offering three good size bedrooms, generous and versatile living space, presenting an excellent opportunity for buyers looking to modernise and add value. The property features two well-proportioned reception rooms, providing flexibility for both formal entertaining and relaxed family living. A separate utility room adds practical convenience, helping to keep everyday household tasks neatly tucked away.

The bungalow sits within a pleasant plot, benefiting from a well-maintained rear garden that offers a peaceful outdoor retreat with attractive open field views beyond—ideal for those seeking a sense of space and countryside outlook.

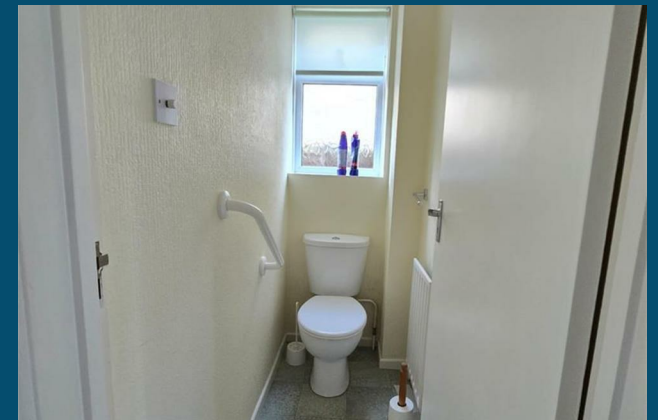
Additional advantages include a large timber-framed garage, providing ample storage or potential for workshop use. With its spacious layout and desirable setting, this property holds significant potential to be transformed into a comfortable and stylish home tailored to individual tastes.

### Outside

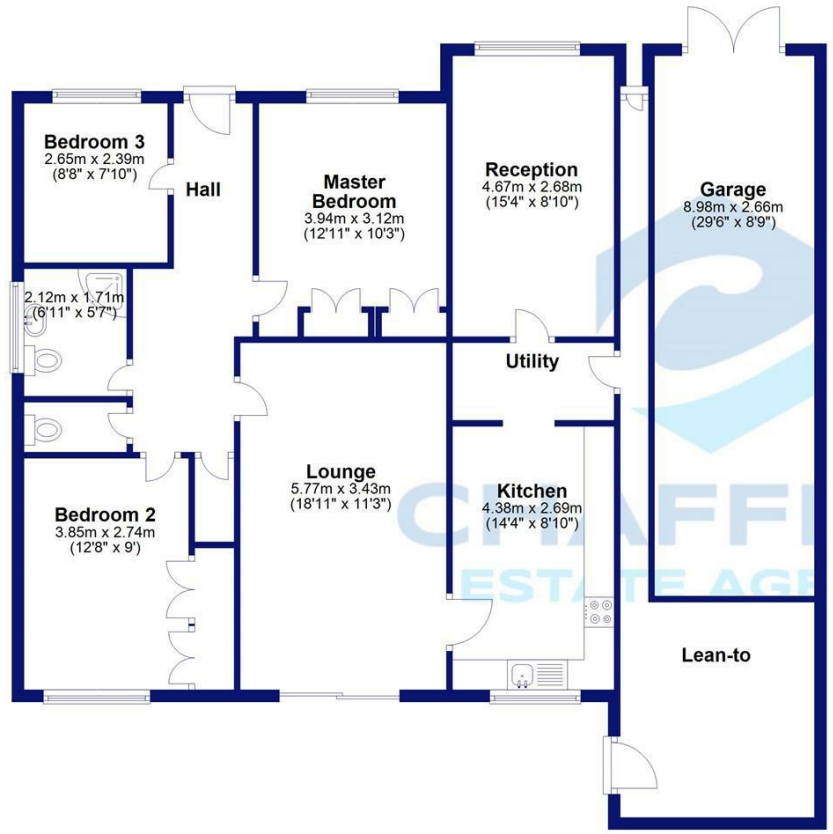
The property is approached via a tarmac driveway which provides ample parking for several vehicles leading to:- Tandem timber frame garage with light, power and a courtesy door located off the lean to.

To the rear of the property is an enclosed, easy maintenance garden predominantly laid to lawn, outside tap and a conservatory . The garden overlooks stunning countryside views including Duncliffe Wood.

# 37 COMMON MEAD AVENUE



**Ground Floor**  
Approx. 139.7 sq. metres (1504.1 sq. feet)



Total area: approx. 139.7 sq. metres (1504.1 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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