01634 379 799

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3, Wickham Close, , ME9 7NT
£450,000

- THREE BEDROOM DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- ATTRACTIVE CORNER PLOT POSITION
- GARDENS TO FRONT, SIDE AND REAR
- DETACHED GARAGE AND DRIVEWAY PARKING
- SPACIOUS LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN WITH SEPARATE UTILITY ROOM
- SWALE COUNCIL TAX BAND "E"; EPC RATING "C"
- CONVENIENT FOR NEWINGTON VILLAGE AND RAILWAY STATION
- NO ONWARD CHAIN!!

THREE BEDROOM DETACHED BUNGALOW – CORNER PLOT – GARAGE & PARKING – NO ONWARD CHAIN

Harrisons Reeve are delighted to offer for sale this well-presented THREE BEDROOM DETACHED BUNGALOW, enjoying an attractive corner plot position within the popular Wickham Close development in Newington.

Offering comfortable and versatile single-storey accommodation, the property is ideally suited to buyers looking to downsize without compromising on living space, as well as those seeking the convenience of bungalow living.

The accommodation includes a spacious lounge, separate dining room, fitted kitchen, useful utility room, three bedrooms and a family bathroom.

Outside, the bungalow benefits from established gardens extending around the property, providing attractive outdoor space to enjoy. Further advantages include a DETACHED GARAGE and driveway parking for one vehicle.

Wickham Close enjoys a pleasant residential setting, conveniently positioned for Newington village amenities, local shops and the railway station, providing connections towards London and the Kent coast.

Offered to the market in GOOD CONDITION THROUGHOUT and with the added advantage of NO ONWARD CHAIN, this is an excellent opportunity to purchase a detached bungalow in a popular village location.

EARLY VIEWING IS HIGHLY RECOMMENDED.

Council Tax Band E – EPC Rating C.

GROUND FLOOR

ENTRANCE HALL
16'4" x 9'10" (5.0 x 3.0)

LOUNGE
17'4" x 13'1" (5.3 x 4.0)

DINING ROOM
9'6" x 7'10" (2.9 x 2.4)

KITCHEN
9'2" x 9'2" (2.8 x 2.8)

UTILITY ROOM
6'6" x 5'6" (2.0 x 1.7)

BATHROOM
6'6" x 6'2" (2.0 x 1.9)

BEDROOM 1
11'1" x 9'2" (3.4 x 2.8)

BEDROOM 2
11'1" x 8'6" (3.4 x 2.6)

BEDROOM 3
8'10" x 6'6" (2.7 x 2.0)

GARDEN

GARAGE
With driveway

Important Notice
Harrisons Reeve, 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 and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

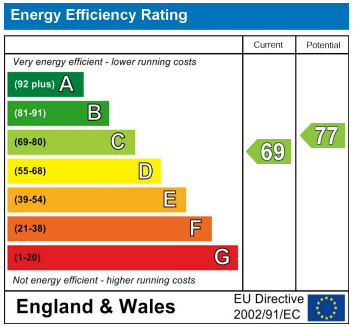
AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

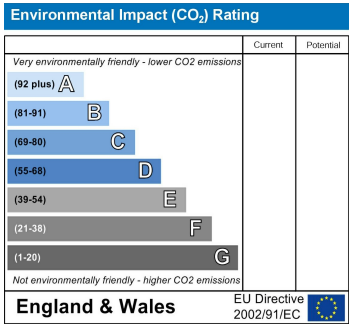












Harrisons Reeve Harrisons Reeve Office
35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
855 sq.ft. (79.5 sq.m.) approx.



BUNGALOW DETACHED THREE BEDROOMS

TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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