



FEATHERBY ROAD



Offers in Excess of £480,000 Freehold

## THE PROPERTY

This impressive extended family home located in a popular Rainham location needs to be viewed to really appreciate the space on offer. On entrance, a handy porch provides storage, the lounge is an excellent size and plenty of light flows through the bay window. The kitchen is L shaped and provides plenty of workspace and storage and a separate dining room features sliding doors and overlooks the garden. Upstairs you'll find four well-proportioned double and one single bedroom, the main benefits from a full ensuite and another provides a separate shower cubicle, a family bathroom serves the rest of the bedrooms on this floor. A staircase leads to the handy attic room with Velux window providing natural light and a large amount of separate storage space. The annexe is currently rented for £1000 PCM to provide additional income with its own shower room, living space with kitchen and a separate bedroom. Externally the garden is a good size making it versatile for family use, whether for children to play, outdoor dining, or entertaining guests. The front provides a well-established garden and a driveway for multiple cars. Due to its size this property is bound to be popular so call the Greyfox sales team in Rainham to arrange your viewing now!





**Dining Room**

10' 3" x 7' 6" (3.12m x 2.29m)

**Lounge**

24' 2" x 10' 10" (7.37m x 3.30m)

**Kitchen**

14' 5" x 8' 0" (4.39m x 2.44m)

**Annexe Kitchen/Living Room**

15' 8" x 11' 11" (4.78m x 3.63m)

**Annexe Bedroom - Bedroom 2**

15' 5" x 7' 0" (4.70m x 2.13m)

**Bedroom 1**

14' 3" x 13' 7" (4.34m x 4.14m)

**Ensuite - Bedroom 1**

**Bedroom 3**

13' 6" x 6' 7" (4.11m x 2.01m)

**Bedroom 4**

11' 7" x 11' 3" (3.53m x 3.43m)

**Bedroom 5**

14' 3" x 9' 7" (4.34m x 2.92m)

**Bedroom 6**

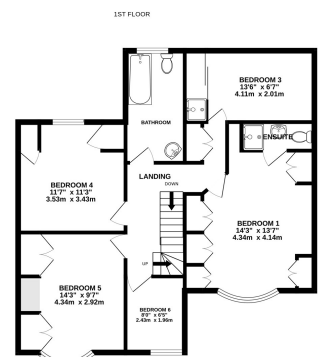
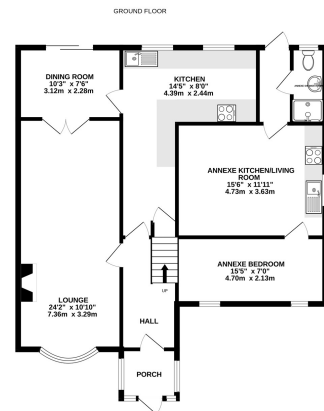
8' 0" x 6' 5" (2.44m x 1.96m)

**Attic Room**

13' 8" x 9' 11" (4.17m x 3.02m)




FEATHERBY ROAD, TWYDALL, RAINHAM, GILLINGHAM, KENT, ME8 6BB



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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## EFFICIENCY RATINGS

| Energy Efficiency Rating                    |          | Current                 | Potential   |
|---|----------|-------------------------|---|
| Very energy efficient - lower running costs |          |                         |   |
| (92+)                                       | <b>A</b> |                         |   |
| (81-91)                                     | <b>B</b> |                         |   |
| (69-80)                                     | <b>C</b> |                         | 72  |
| (55-68)                                     | <b>D</b> |                         |   |
| (39-54)                                     | <b>E</b> | 53                      |   |
| (21-38)                                     | <b>F</b> |                         |   |
| (1-20)                                      | <b>G</b> |                         |   |
| Not energy efficient - higher running costs |          |                         |   |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |  |

### AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

### Local Authority

Medway

Band E



## SITUATION

Located between Rainham and Gillingham Twydall is within reach of Gillingham Business Park and has access to many amenities including the local Ice Rink, Hempstead Valley Shopping centre, a mainline station to London and good links to the A2/M2 and onto the M25, Ebbsfleet & Ashford international and the channel tunnel.

## DIRECTIONS

From Rainham Office - ME8 7HS. Head South-East on High St A2 Towards Orchard Street. Turn Left onto Station Road/B2004. Continue on Longley Road to High Street/A2. Turn Left onto Longley Road, Turn Left onto Holding Street. Follow A2 to Featherby Road in Gillingham, At the roundabout, take the 2nd exit onto High Street/A2. At Bowaters roundabout, take the 3rd exit onto Sovereign Boulevard/A2. At the roundabout, take the 4th exit and stay on Sovereign Boulevard/A2. Turn left into Featherby Road.

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## Greyfox Prestige Rainham

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