



Three Bedroom Semi-Detached House  
Tilbury Road, Rainham, Gillingham, Kent, ME8 7PX

Offers in Region of £400,000  
Freehold

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## Description

Nestled in a sought-after area of Rainham, this delightful three bedroom semi-detached house on Tilbury Road offers the perfect blend of comfort, convenience, and charm. With a spacious driveway accommodating multiple vehicles, this home is ideal for families looking for both space and accessibility. Step inside to a welcoming hallway that leads to a spacious lounge/diner, perfect for family gatherings and entertaining. The well-appointed kitchen is designed for both style and functionality, with an adjacent utility room providing additional convenience. The downstairs also features a handy W/C and access to an integral garage, offering ample storage and potential for further development. One of the standout features of this property is the fantastic conservatory, which also opens to a covered outdoor area, a perfect spot to enjoy the British summertime, no matter the weather. From here, you can take in the views of the beautifully maintained rear garden, complete with established trees and pretty plant borders. The garden also boasts a charming summer house, along with a couple of sheds providing plenty of space for garden storage. Upstairs, the home offers two generous double bedrooms, with the main bedroom benefiting from built-in wardrobes, plus a comfortable single bedroom. The family bathroom is well-appointed with a power shower over the bath, ensuring a relaxing experience after a long day. Located close to Rainham train station, the shopping centre, excellent schools, and great transport links, this property is bound to be popular. Don't miss out, contact the Greyfox Sales team in Rainham today to arrange your viewing!

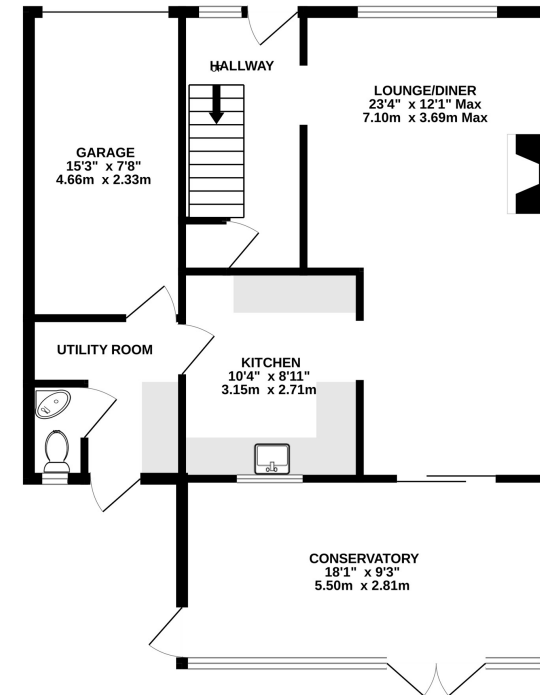
## Key Features

- Semi Detached Family Home
- Through Lounge / Diner
- Well Appointed Kitchen
- Stunning Conservatory with Covered Seating Area
- Three Separate Sizeable Bedrooms
- Popular Rainham Location, Close to the Train Station, Shops, Schools & Amenities
- Attractive Mature Garden measuring approx 35'07 x 28'03
- Garage & Driveway for Multiple Vehicles

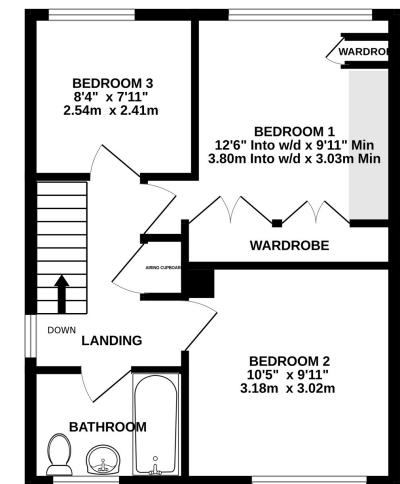
## Local Area

Rainham in the Medway towns is located descending towards the banks of the river Medway, approximately 39 miles from London. The ancient Watling Street main road (A2) runs through the town with the M2 motorway on the southern edge with good links to the M25/M20. There are a good number of shops and facilities within the town, a mainline station and a selection of local schools including Rainham Mark Grammar School.

GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



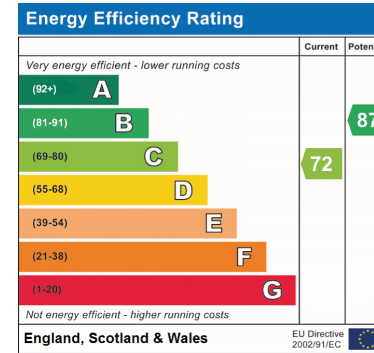
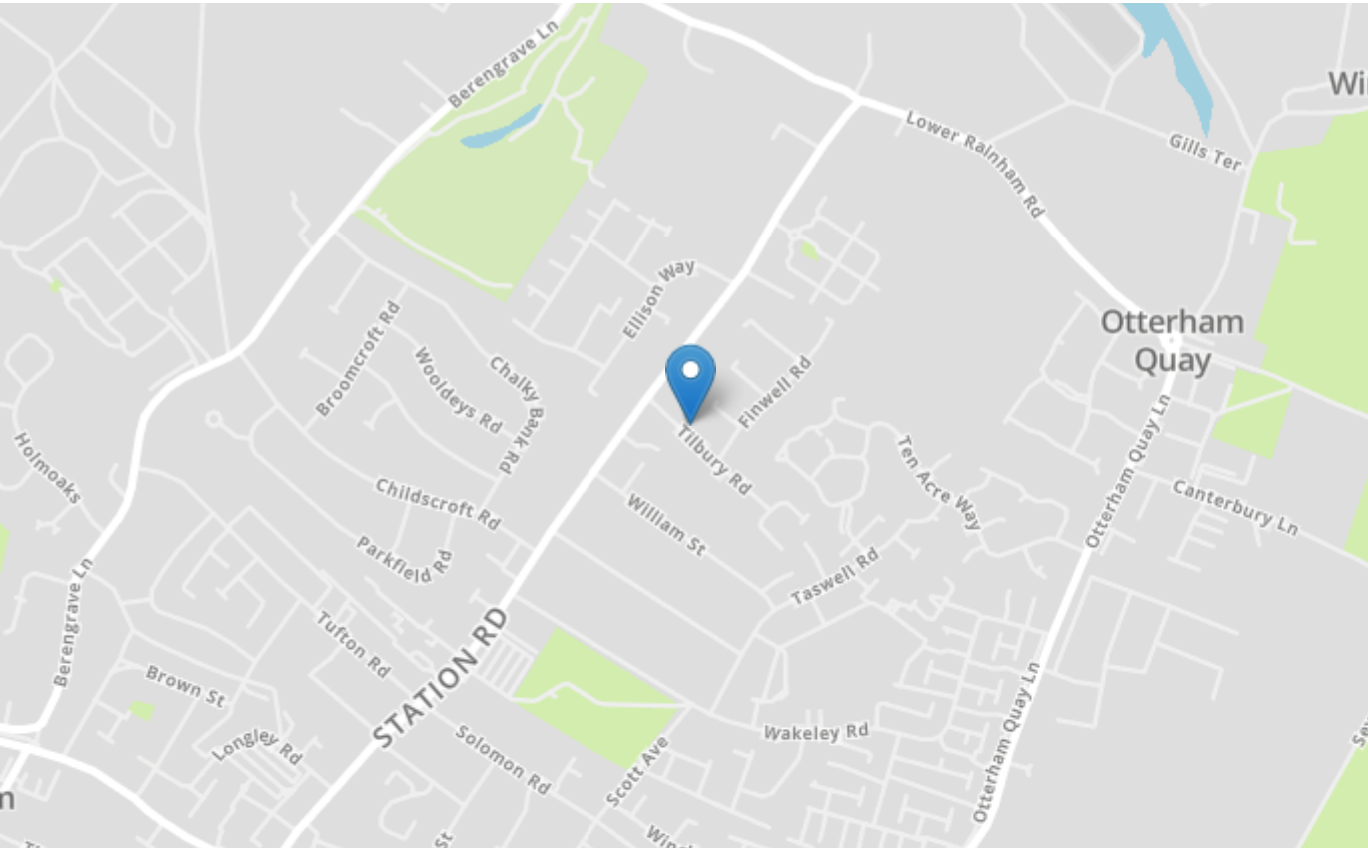
TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

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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## Property Location

Tilbury Road, Rainham, Gillingham, Kent, ME8 7PX



<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Medway
<b>Council Tax</b>	Band D

### Greyfox Walderslade

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#### Agent Notes

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