



Three Bedroom Detached House
Herbert Road, Rainham, Gillingham, Kent, ME8 9BZ

Offers in Region of £425,000
Freehold

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Description

Nestled in the heart of Rainham, this charming three bedroom detached home on Herbert Road offers a rare opportunity for buyers seeking space, convenience, and potential. Located just a short walk from Rainham train station, excellent bus links, highly regarded schools, and the local shopping centre, this home is perfectly positioned for families and commuters alike.

Set behind a mature front garden and private driveway, the property welcomes you with a porch and spacious hallway, complete with a handy storage cupboard and a ground floor W/C tucked under the stairs. The generous lounge features a classic bay window, flooding the space with natural light. The U shaped kitchen is adjacent to the spacious dining room, which ideal for family meals and entertaining. To the rear, a large sunroom/conservatory spans the width of the property, offering a utility space and views across the beautiful garden. Upstairs, you'll find two comfortable double bedrooms and a larger than average single bedroom, alongside a bright family bathroom with an electric shower over the bath. Externally, a detached garage with power, and a truly impressive rear garden measuring approx. 135ft x 30ft, a haven for garden lovers. Complete with lush lawn, mature plants and trees, and powered storage sheds, this outdoor space is perfect for relaxing, gardening, or future development.

With huge potential to extend and improve (subject to planning), this property is a fantastic opportunity to create your dream home in a sought-after Rainham location. Don't miss out, contact the Greyfox sales team in Rainham today to arrange your viewing today!

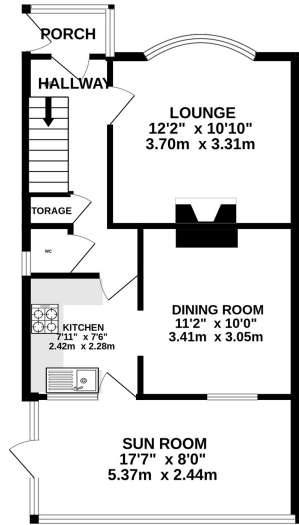
Key Features

- Chain Free In Popular Rainham Location
- Detached Three Bedroom Family Home
- Scope For Further Development / Improvement Subject To Planning
- Generous Lounge With Beautiful Bay Window
- Close to Rainham Train Station, Town Centre & Selection of Good Schools
- Spacious Kitchen / Dining Room
- Driveway & Detached Garage
- Beautiful Mature Rear Garden Measuring approx 135ft x 30ft

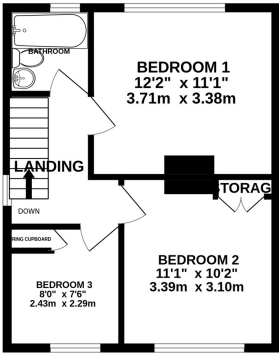
Local Area

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
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



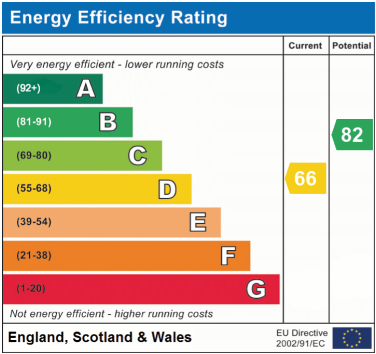
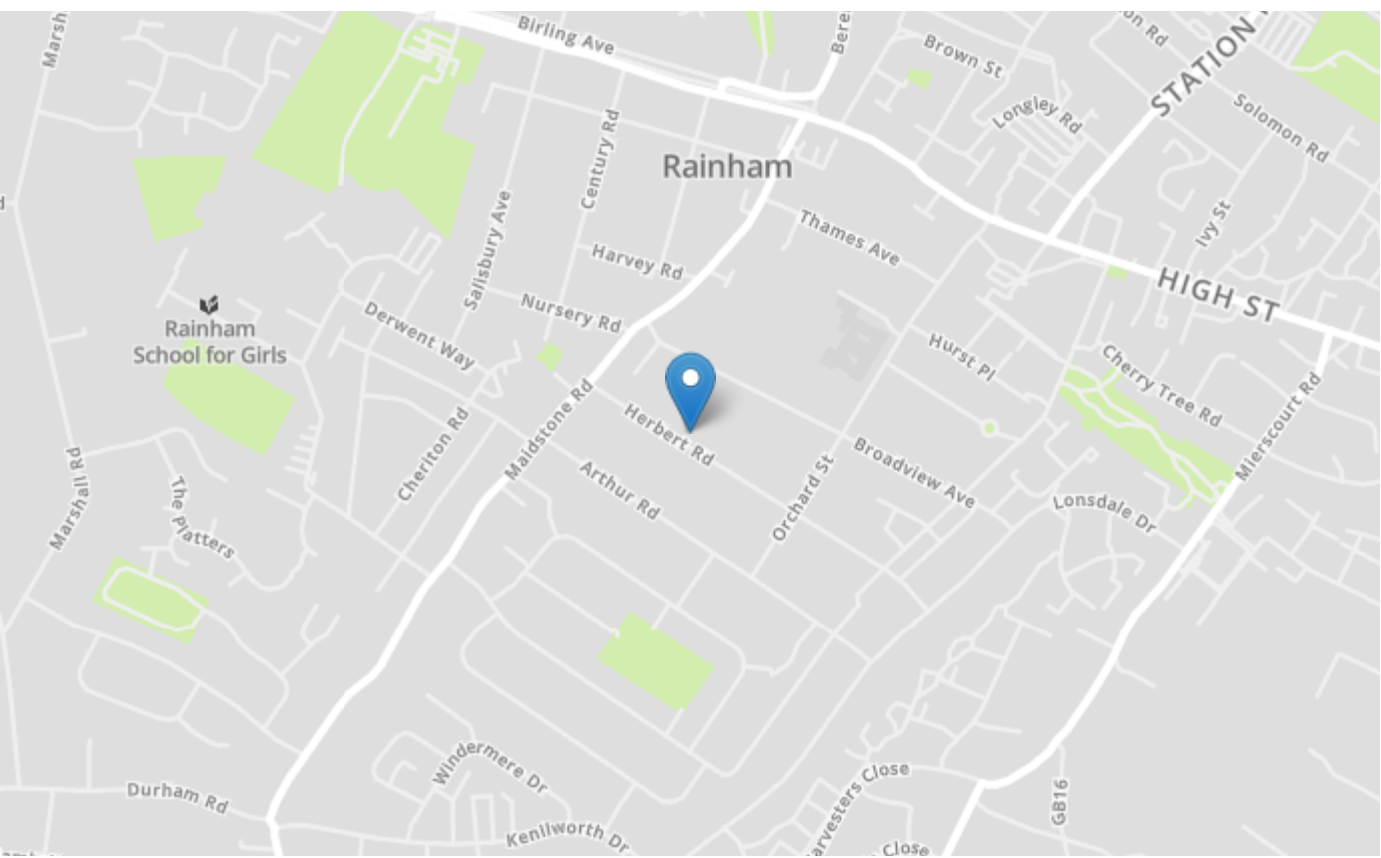
TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

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

Herbert Road, Rainham, Gillingham, Kent, ME8 9BZ



Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band E

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Agent Notes

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