



**Three Bedroom Semi-Detached House**  
Hawthorne Avenue, Rainham, Gillingham, Kent, ME8 6TS

**Guide Price £350,000**  
Freehold

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## Description

**\*\*Guide Price £350,000 – £375,000 \*\*** This beautifully presented extended three bedroom semi-detached Dutch Barn, in popular Rainham close to shops, schools and transport links, must be added to the top of your viewing list! With an attractive front garden, off road parking and gated side access to the rear, you are welcomed into the home via the recently fitted composite front door into the hallway and the accommodation offers a spacious lounge with feature fireplace, contemporary fully tiled shower room with large walk in shower, storage and electric under floor heating, a well-appointed modern grey gloss kitchen with electric hob, high level double oven, integrated washing machine and ample counter space for the keen chef, which seamlessly leads into the fabulous dining space which is perfect for entertaining and with the bi folding doors onto a generous raised deck, it really does bring outdoor living in. The three generous double bedrooms are arranged over two floors, and the third is in the converted loft space with great views of the beautiful south easterly facing mature garden with lawn, established shrubs and trees, making this a wonderful space for nature and the green fingered. This is not to be missed, so please call the Greyfox Sales and Lettings team in Rainham to book your viewing today!

## Key Features

- Extended Semi Detached Dutch Barn
- Spacious Lounge With Feature Fireplace
- Three Generous Double Bedrooms
- Contemporary Shower Room With Under Floor Heating
- Well Appointed Modern Kitchen
- Dining Room With Bi-Folding Doors To Raised Deck
- Off Road Parking For Multiple Vehicles
- South Easterly Facing Garden Measuring Approx 47 x 16ft

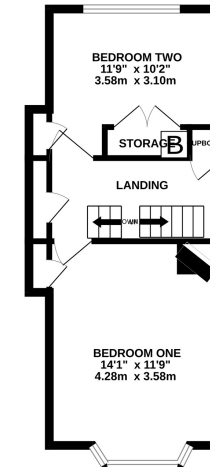
## Local Area

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.

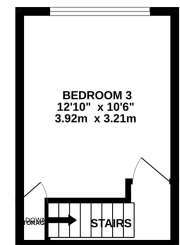
GROUND FLOOR  
498 sq ft. (46.2 sq.m.) approx.



1ST FLOOR  
372 sq ft. (34.6 sq.m.) approx.



2ND FLOOR  
166 sq ft. (15.4 sq.m.) approx.



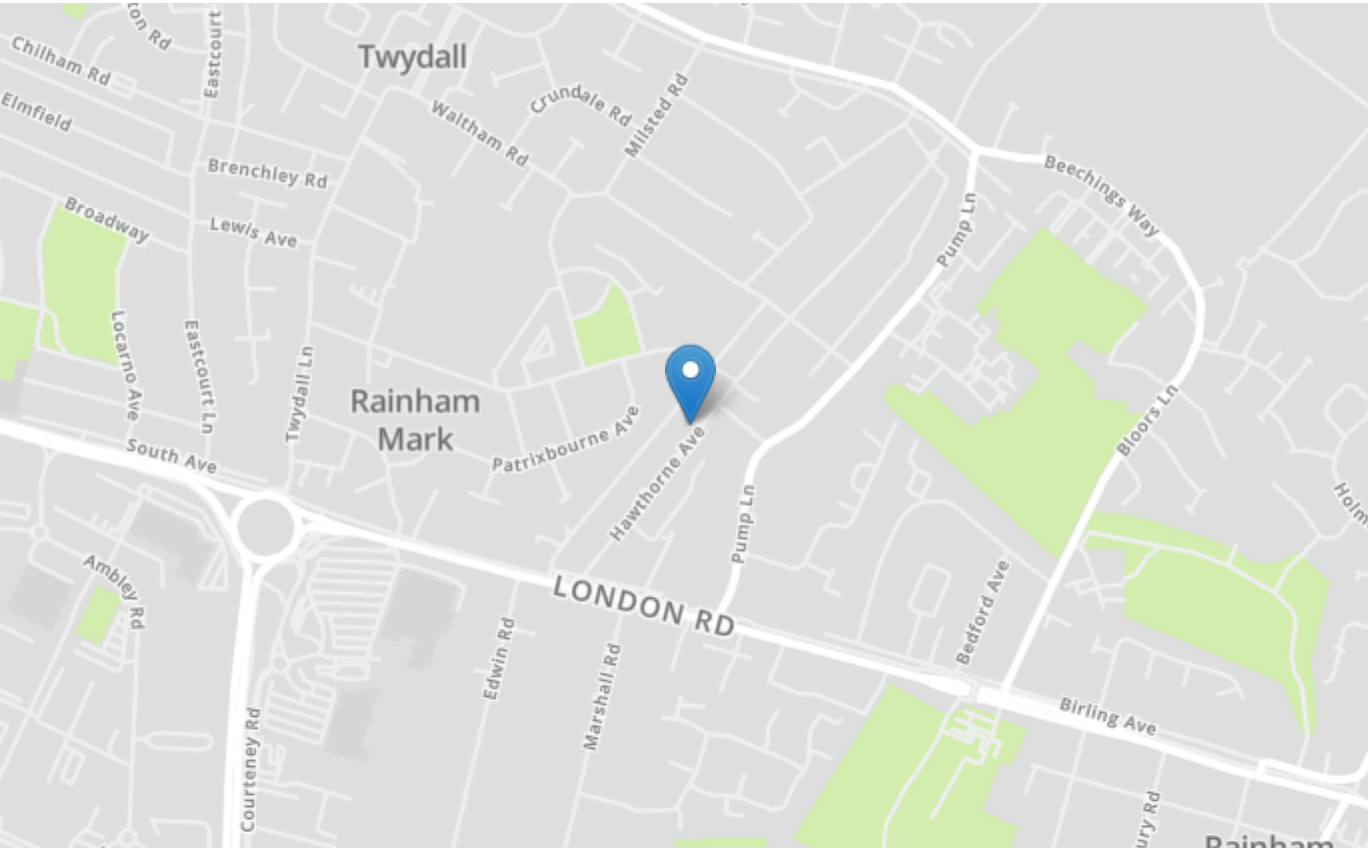
TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.


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

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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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

<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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