



Four Bedroom Semi-Detached House
Edwin Road, Gillingham, Kent, ME8 0AQ

£600,000
Freehold

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Description

Nestled on the highly sought-after Edwin Road in Rainham, this stunning 4-bedroom extended semi-detached family home offers a perfect blend of period charm and contemporary design. The current owner has meticulously transformed this property into a modern haven, ensuring it meets the needs of those seeking a move-in-ready home. Upon entering, you are greeted by an inviting hallway that sets the tone for the rest of the house. The ground floor boasts a spacious lounge, a convenient downstairs W.C., and a utility room. The highlight of this floor is undoubtedly the magnificent open-plan lounge/diner/sitting area. This space is perfect for entertaining, with bi-fold doors that seamlessly connect the interior to a large east-facing rear garden, allowing an abundance of natural light to flood the room. The property has been thoughtfully extended to the rear and into the loft, maximizing space and functionality. The first floor comprises three well-proportioned bedrooms and a modern family bathroom, offering ample accommodation for a growing family. The top floor is dedicated to the luxurious master suite. This large master bedroom features an en-suite shower room, a built-in walk-in wardrobe, and is bathed in natural light thanks to the French doors leading to a Juliette balcony. This elegant addition adds a touch of sophistication to the room, creating a serene retreat for relaxation. Additional benefits include parking for 2-3 vehicles, underfloor heating in the ground floor extension and utility room, and the capability for hard-wired Wi-Fi throughout the property. The large extension also features rain-sensitive and remote-controlled 'Velux' windows, and the en-suite boasts a Bluetooth mirror for added convenience. While the property is currently uncarpeted, the seller offers a choice of two carpets, which will be professionally fitted before you move in, allowing you to add a personal touch to the home. This stunning property on Edwin Road is a rare find and promises to exceed expectations, to truly appreciate the quality and attention to detail in this exquisite home, contact the Haus Sales team in Rainham to arrange your viewing and avoid missing out on this exceptional opportunity.

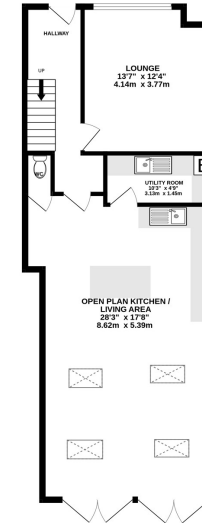
Key Features

- No Onward Chain
- Four Bedroom Extended Semi Detached Home
- Open Plan Kitchen/Diner/Sitting area
- En-Suite to Master Bedroom
- Juliette Balcony to Master Bedroom
- Sought After Location
- Parking for 2/3 cars
- East facing Rear Garden measuring approximately 170' X 20'

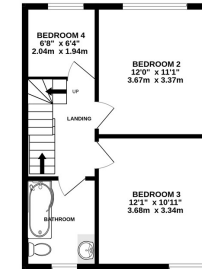
Local Area

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.

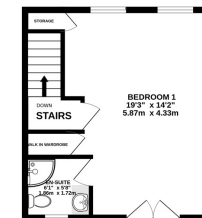
GROUND FLOOR
707 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.

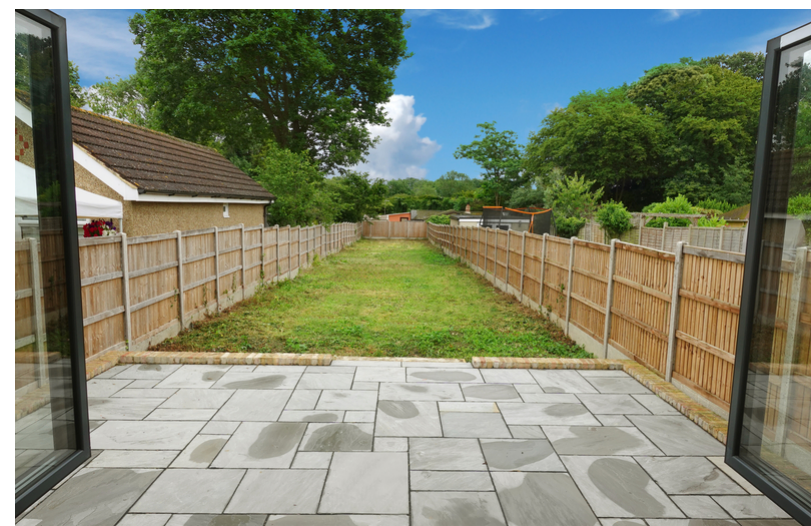


2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



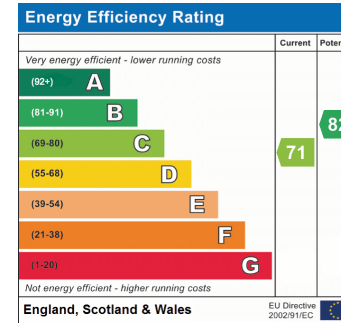
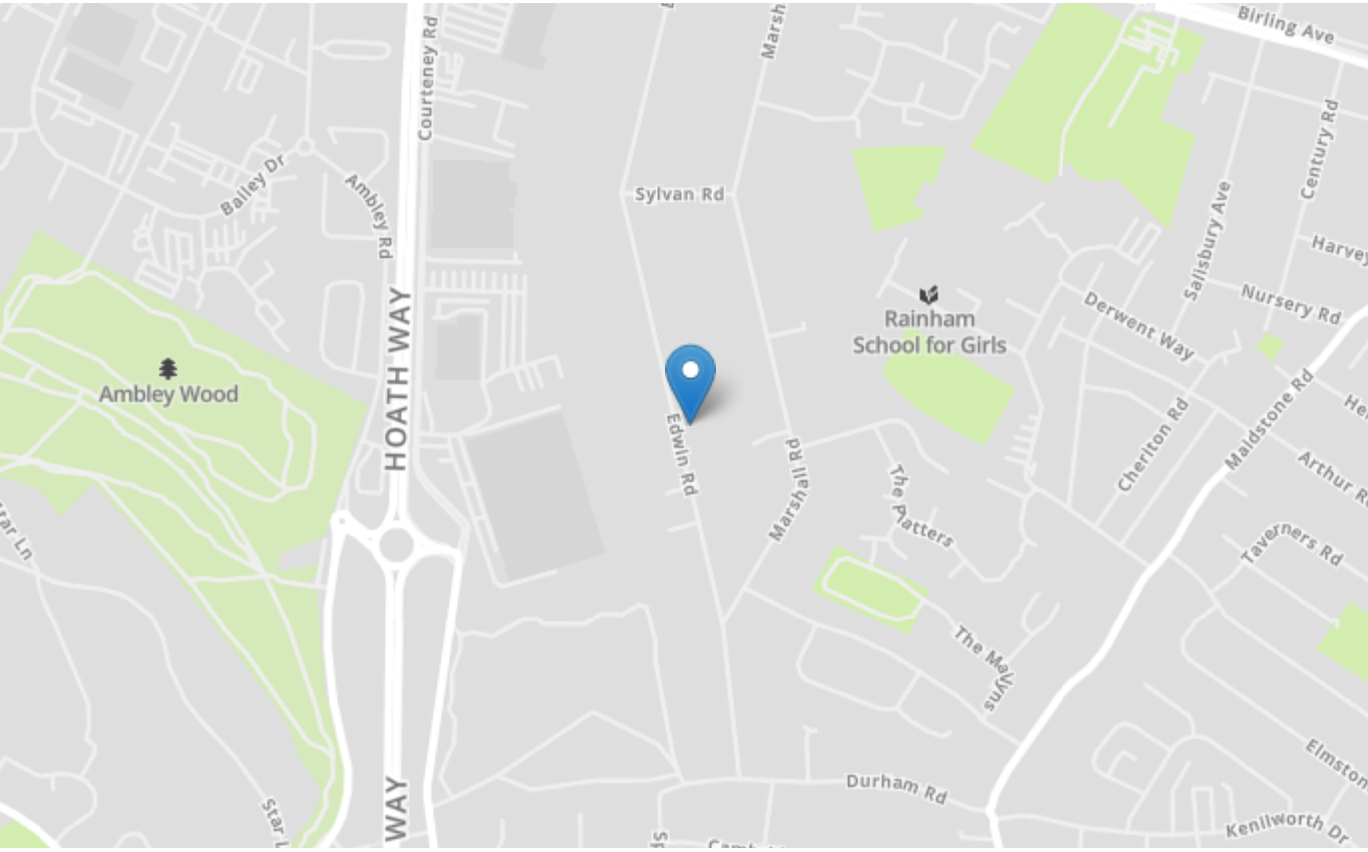
TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.

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

Edwin Road, Gillingham, Kent, ME8 0AQ



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

haus Estate Agents

26, London Road
Gillingham
Kent

ME8 6YX

Tel: 01634 848883 Email:

hello@hausestateagents.co.uk

Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact.

The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. 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. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller.

The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.