



Three Bedroom Semi-Detached House
Stratford Avenue, Rainham , Kent, ME8 0EP

Guide Price £375,000
Freehold

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Description

****Guide Price £375,000-£400,000**** This beautifully presented three-bedroom semi-detached family home is ready to move into and offers bright, spacious living and fantastic future potential. Ideally located close to Rainham town centre, train station, and good schools, it's perfect for families or anyone looking for a stylish, well-connected home. Step into a generous porch offering storage, leading into a grand entrance hall. The open-plan living area is flooded with natural light and includes a spacious lounge, dining area with patio doors to the garden, and a sleek modern kitchen with integrated fridge/freezer, double oven, dishwasher, microwave, and wine cooler. A lean-to provides additional storage, utility space, or the perfect home office setup. Upstairs boasts a large landing, two spacious double bedrooms, a good-sized single bedroom, and a stunning modern family bathroom. The rear garden is a fantastic size with a covered decked area ideal for entertaining. There's also a detached garage and driveway for off-road parking, plus a front lawn with a dropped kerb ready for further parking if required. The home still offers potential (STP) with neighbouring houses having extended and converted the loft space, it will be popular, so call the Greyfox sale team in Rainham to arrange you're your viewing!

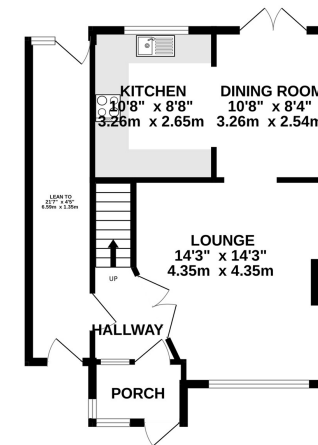
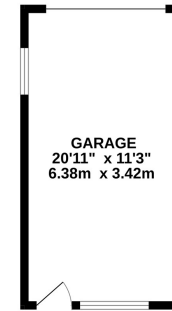
Key Features

- Three Bedroom Semi-Detached Home
- Underfloor Heating Throughout The Living Space
- Modern & Ready To Move Into
- Open Plan Living
- Dropped Kerb To Front, Detached Garage & Drive To Rear
- Lean To Offering Extra Storage, Office Or Utility Space
- Close Proximity To Good Schools, Amenities & Rainham Train Station
- Rear Garden Measuring Approx 88ft x 27ft

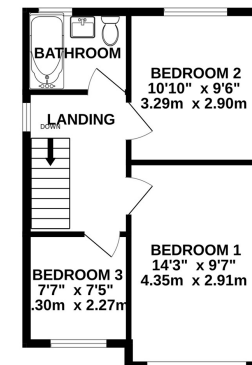
Local Area

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
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



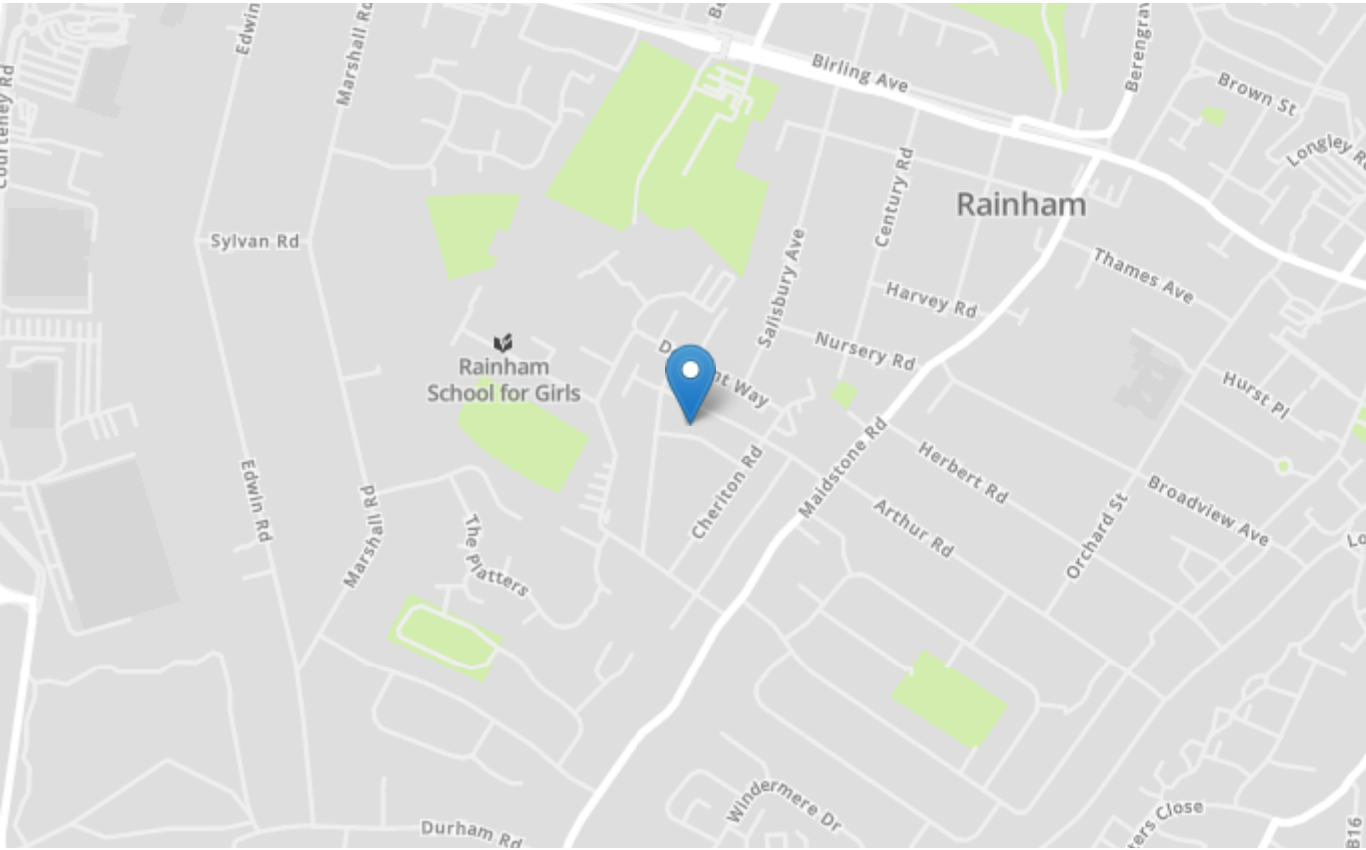
TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.


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

Stratford Avenue, Rainham , Kent, ME8 0EP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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Agent Notes

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