



Four Bedroom Semi-Detached House
Sunnyfields Close, Rainham, Gillingham, Kent, ME8 9HW

Guide Price £350,000
Freehold

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Description

****Guide price £350,000.00-£375,000.00**** For the first time since 1976, this charming and characterful 1960s semi-detached chain free home is hitting the market!

Nestled in Sunnyfields Close, just a stone’s throw from Rainham town centre, good schools, and transport links, this quirky and spacious four bedroom semi detached home is bursting with potential, ready for you to make it your own. Step inside through the side entrance porchway with access to a downstairs W/C and discover a generously sized split-level lounge/dining room, where a large picture window floods the space with natural light and in the dining area you can cosy up by the open fire of an evening. The well-appointed kitchen/breakfast room at the rear of the property has farmhouse style cabinetry, space for a dining table, and a separate lobby housing a modern Worcester Combi boiler (installed in 2023 & serviced annually), along with extra storage space and garden access. Upstairs, you’ll find a well sized family bathroom, two spacious double bedrooms, and two larger than average single bedrooms, ideal for a growing family or for those working from home. Outside, the beautiful wrap-around garden is a true highlight! South-Westly facing, it offers a patio area, lush lawn, established shrubs, a Cherry Tree and a handy storage shed, a peaceful retreat to enjoy all year round. The attractive front garden has potential for off-road parking, plus there’s street parking and a garage en bloc for added convenience.

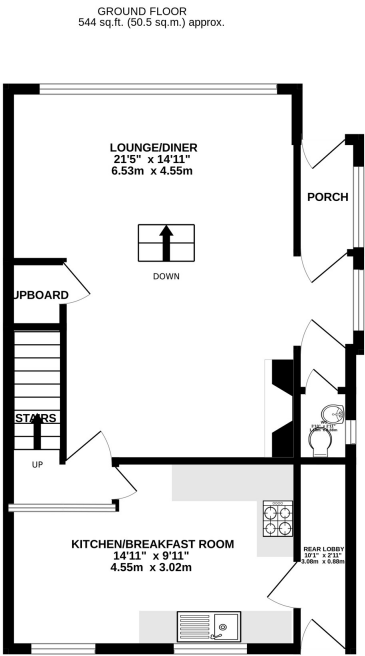
With plenty of scope to extend (subject to planning permission) and a substantial loft space, this property is a fantastic opportunity for buyers looking to create their dream home in a prime location. Don’t miss out, properties like this are rare! Call Greyfox in Rainham today to book your viewing today.

Key Features

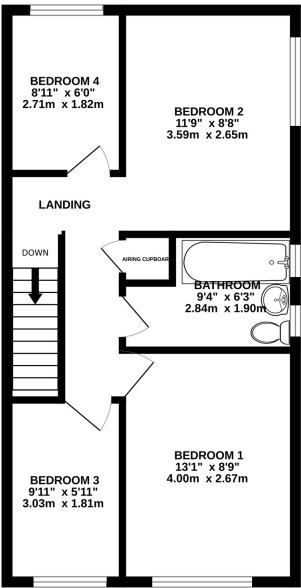
- Chain Free In Popular Rainham Location
- Semi Detached Family Home
- Four Bedrooms
- Scope For Further Development (STPP) - Substantial Plot & Loft Space
- Spacious Kitchen / Breakfast Room
- Downstairs W/C & Upstairs Family Bathroom
- Garage En Bloc & Potential To Add A Driveway (STPP)
- South West Facing Wrap Around Garden measuring approx. 28x59x47ft

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.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

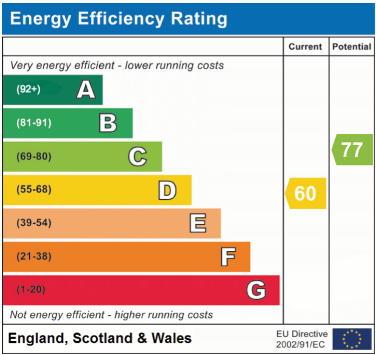
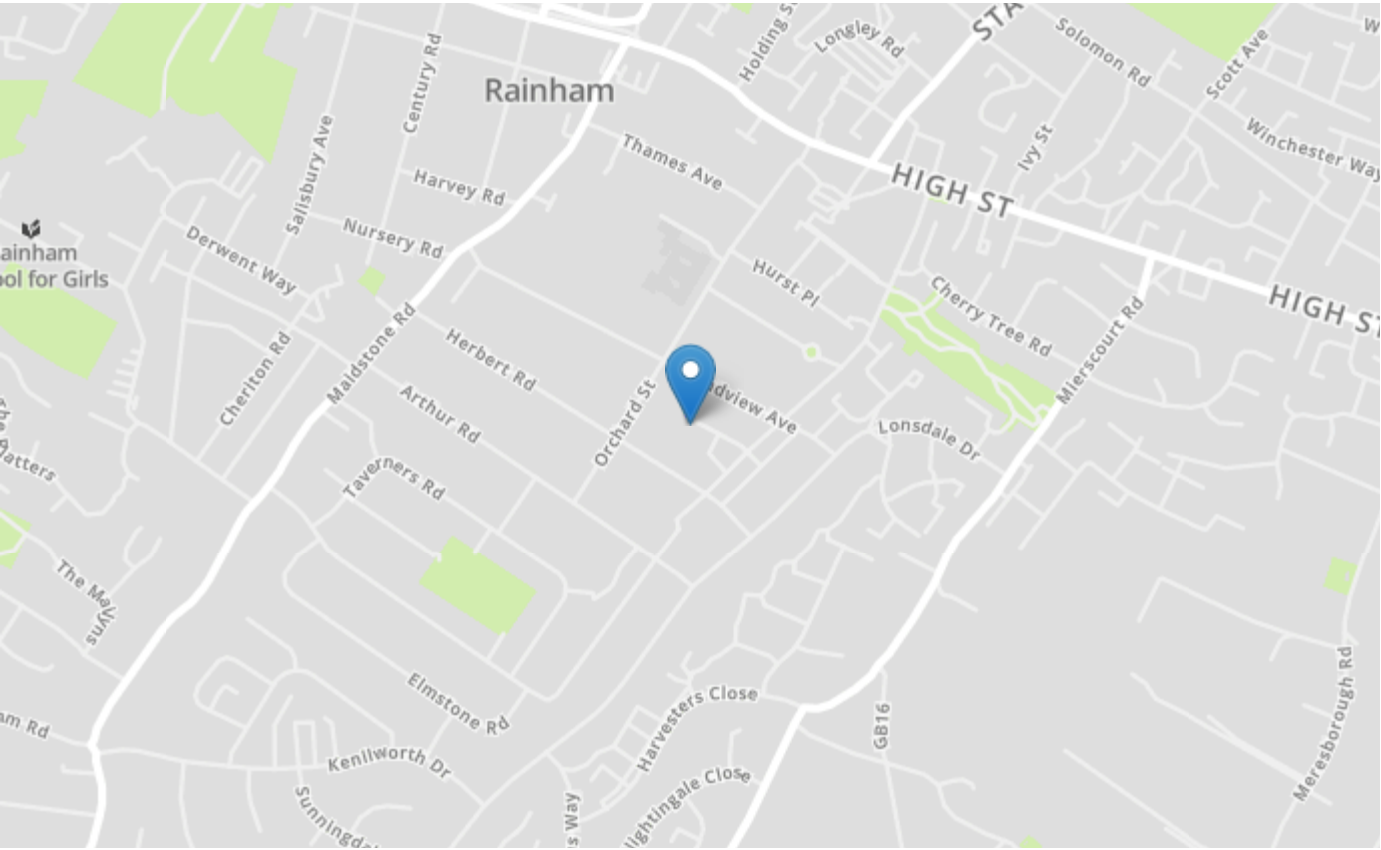
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band D

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Agent Notes
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