



BERENGRAVE LANE



Guide Price £600,000 Freehold

THE PROPERTY

Guide Price £600,000-£650,000. A truly substantial home set in a fantastic location on one of the most popular roads in Rainham, this well presented detached family home is afforded a degree of extra privacy by its elevated position which is accessible via electric gates.

Boasting character and charm throughout, you are welcomed into a spacious entrance hallway and the vast accommodation offers a lounge with beautiful bay window, feature fireplace and stained glass window, a formal dining room overlooking the garden, country style kitchen with breakfast bar, downstairs WC, utility room, two fantastic large double bed bedrooms one with a “secret” room that could be a walk in wardrobe or even an en-suite (subject to planning), a single bedroom and a family shower room with large walk in shower. This beautiful home really does offer all the space you would expect from a property of this type and era.

The mature landscaped rear East facing garden has established shrubs, patio, green house, and a large log cabin/office which is perfect for those working from home or looking for a space to relax and enjoy the birdsong. The generous frontage offers parking for multiple vehicles, established planting, a wildlife pond, side access, a good size garage and a spacious workshop. This is a one-of-a-kind property, and could be your perfect forever home, so call the Greyfox Sales Team in Rainham to book your viewing now.





Lounge

17' 0" x 16' 11" (5.18m x 5.16m)

Dining Room

14' 11" x 8' 10" (4.55m x 2.69m)

Kitchen

15' 5" x 11' 6" (4.70m x 3.51m)

Utility Room

10' 1" x 4' 7" (3.07m x 1.40m)

W/C

Garage

16' 5" x 9' 3" (5.00m x 2.82m)

Bedroom 1

18' 2" x 10' 6" (5.54m x 3.20m)



Bedroom 2

16' 8" x 12' 9" (5.08m x 3.89m)

Bedroom 3

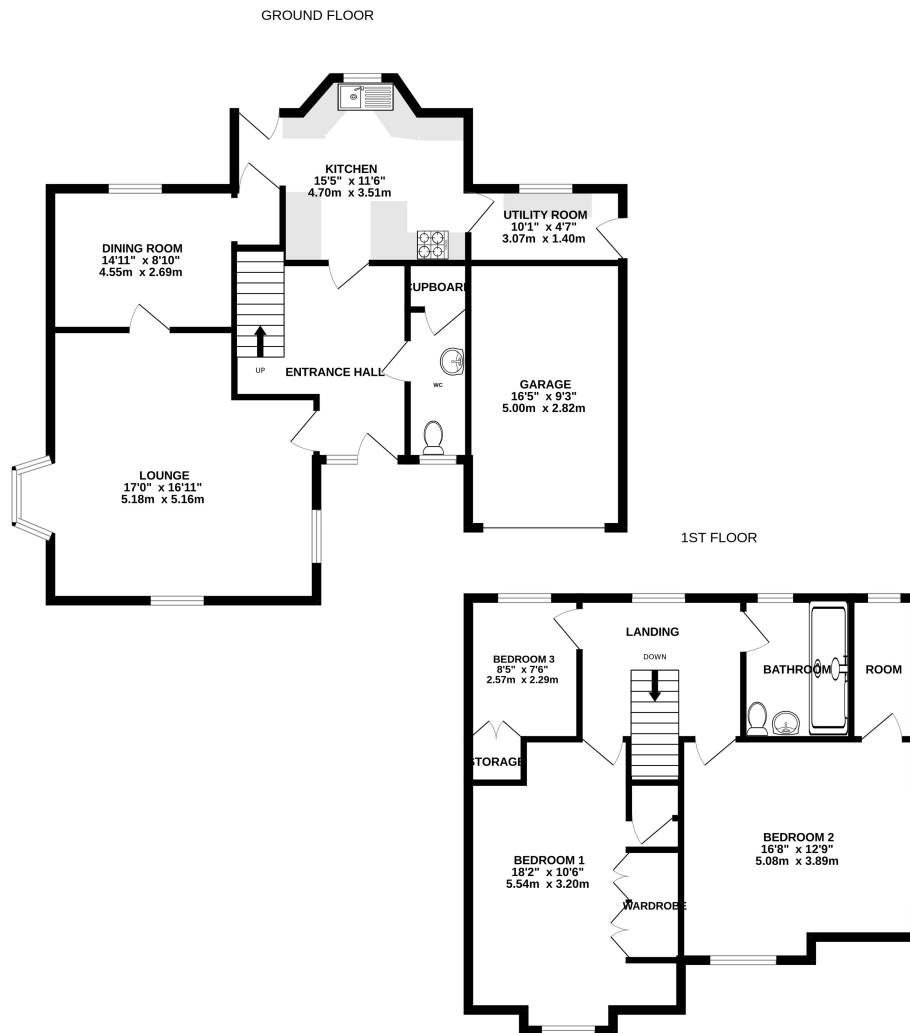
8' 5" x 7' 6" (2.57m x 2.29m)

Bathroom





BERENGRIVE LANE, RAINHAM, GILLINGHAM, KENT, ME8 7LS



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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EFFICIENCY RATINGS

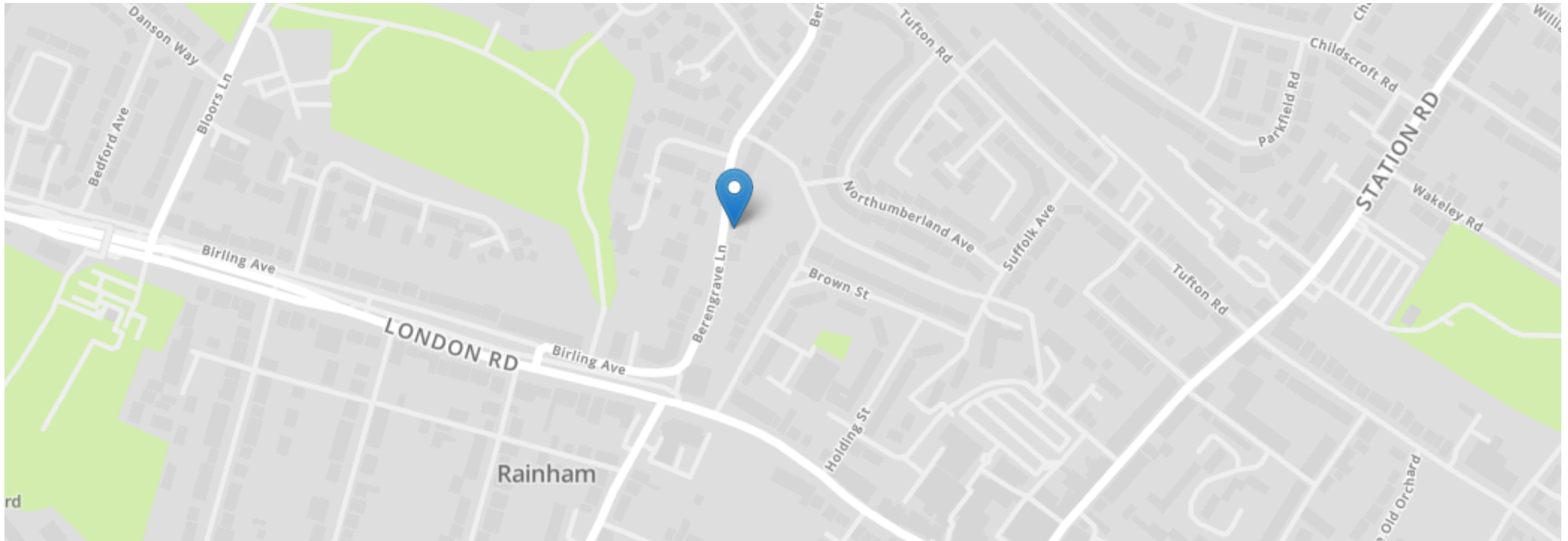
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. 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. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Medway
Band F



SITUATION

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.

DIRECTIONS

After exiting the M2 at junction 4, continue along Hoath Way. At the roundabout take the 2nd exit to continue along Hoath Way. At the roundabout take the 2nd exit to continue along Hoath Way. At the roundabout take the 3rd exit onto London Road. Take the 4th left onto Birling Avenue, then right to continue along Birling Avenue. Continue onto Berengrave Lane.



Greyfox Prestige Rainham

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