



Three Bedroom Semi-Detached House
William Street, Rainham, Gillingham, Kent, ME8 8HN

Guide Price £375,000
Freehold

William Street, Rainham, Gillingham, Kent, ME8 8HN

Guide Price £375,000

Freehold

Description

Guide Price £375,000 - £400,000. Discover this charming semi-detached home on William Street, Rainham. Set back from the road by a generous front garden, this home offers both privacy and potential for future expansion. The current owners have cherished this property for 48 years, making it a wonderful family home in the heart of Rainham. Ideally located within walking distance to excellent schools, local shops, and the train station, convenience is right at your doorstep. The attractive lawned front garden, featuring pretty plant borders and raised planters is adjacent to a gated tandem driveway with space for multiple vehicles and a larger than average integral garage. Inside, a spacious porch opens to a welcoming hallway with ample storage and a convenient downstairs W/C. The country style kitchen offers a high level double oven, electric hob, and plenty of storage, with easy access to the garden. The lounge/diner offers stunning views of the fantastic garden, with sliding patio doors that open onto a peaceful outdoor space. Upstairs, you'll find a handy airing cupboard on the landing, a main bedroom with fitted wardrobes, and two further double bedrooms with plenty of room for furniture. The large family bathroom features a white suite with an electric shower over the bath. Step outside into the south-westerly facing mature garden, featuring a luscious lawn, plant borders, raised beds, a brick-built shed, an awning, block-paved patio, and a greenhouse. This home is a true gem! Don't miss your chance to view this delightful property, call the Greyfox Sales Team in Rainham to book your viewing today!

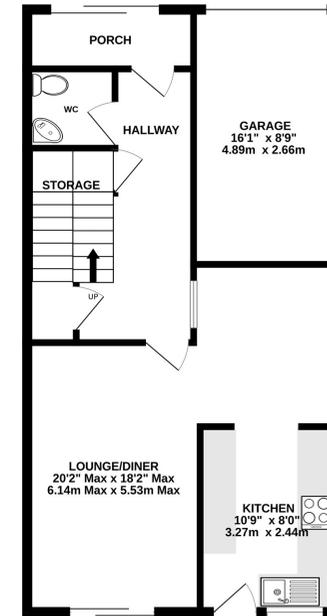
Key Features

- Chain Free
- Three Generous Double Bedrooms
- Semi Detached Family Home
- Popular Rainham Location, Close to the Train Station, Bus Routes, Shops, Schools & Amenities
- Beautiful South West Facing Garden measuring approx. 60 x 24ft
- Spacious Lounge/Diner With Views Of The Garden
- Driveway For Multiple Vehicles
- Family Bathroom & Downstairs W/C
- Well Appointed Country Style Kitchen

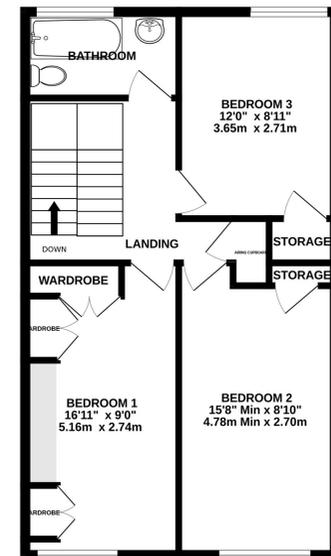
Local Area

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
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



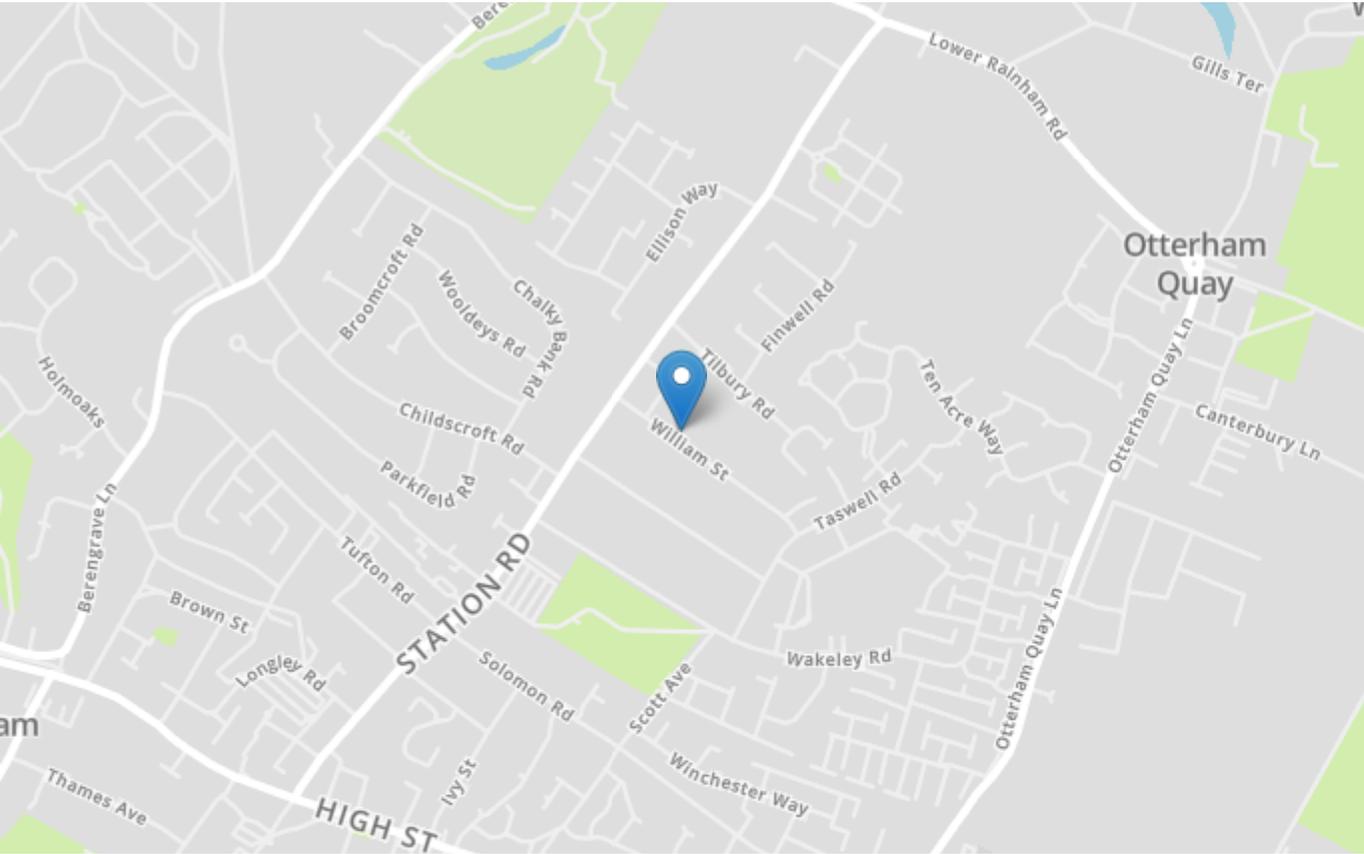
TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

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.
Made with Metropix ©2024



Property Location

William Street, Rainham, Gillingham, Kent, ME8 8HN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(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 D

Greyfox Walderslade

Unit 2, Thetford House
Walderslade Village Centre
Walderslade Road
Chatham
Kent
ME5 9LR
Tel: 01634 672227 Email:
walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
Rainham
Kent
ME8 7HS
Tel: 01634 377737 Email:
rainham@greyfox.co.uk

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>.