



**Five Bedroom Semi-Detached House**  
Marshall Road, Rainham, Gillingham, Kent, ME8 0AN

**Guide Price £475,000**  
Freehold



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## Description

**\*\* Guide Price £475,000 - £525,000\*\*** Welcome to this charming 1930s extended five bedroom semi-detached home, nestled on the sought after Marshall Road in Rainham. Offering a perfect blend of timeless character and modern convenience, this property is an ideal choice for families looking for space, style, and sustainability.

Benefitting from a spacious driveway, ideal for busy households or visitors with parking for multiple vehicles. Versatile Accommodation, spanning three floors, this home is thoughtfully designed to meet your family's needs. On the ground floor a welcoming hallway with original parquet flooring leads to a spacious lounge with original ceilings, a convenient W/C, and a utility room. The extended rear features a beautifully appointed open-plan kitchen with a range cooker, a snug with a cosy multi-fuel burner, and a dining room with bi-folding doors opening onto the garden which is perfect for relaxing evenings or entertaining. On the first floor, a modern family bathroom and three generously sized double bedrooms, including an en-suite to the main. On the second floor two further double bedrooms, one with a walk-in wardrobe, and an additional family bathroom for extra convenience. Retaining its 1930's charm with original parquet flooring and stunning ceiling details in the lounge and dining room. Sustainable living and energy efficiency is another key feature, with solar panels and a rainwater harvesting system, great for the environment and your utility bills! Externally an expansive west facing garden with over 170ft of outdoor space, perfect for family activities, gardening, or relaxing in the sunshine, several storage sheds and a workshop with power adds extra practicality. This home combines character, comfort, and convenience in a highly desirable location. With excellent transport links, schools, and amenities nearby, this property is chain free and ready to welcome its next owners, so don't miss out contact the Greyfox sales team in Rainham today to arrange your viewing. **\*\*EPC Awaited\*\***

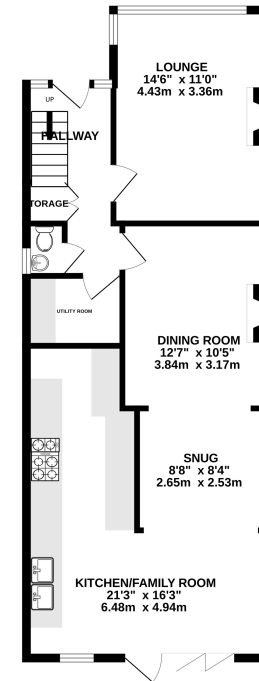
## Key Features

- Chain Free
- Charming 1930's Extended Semi Detached Home
- Versatile & Spacious Accommodation Over Three Floors
- Lower Energy Bills From Solar Panels, Log Burner & Rainwater Harvesting System
- Five Double Bedrooms
- Large Driveway For Multiple Vehicles
- Sought After Rainham Location, Close To Schools & Transport Links
- West Facing Garden Measuring Approx 171 x 25ft

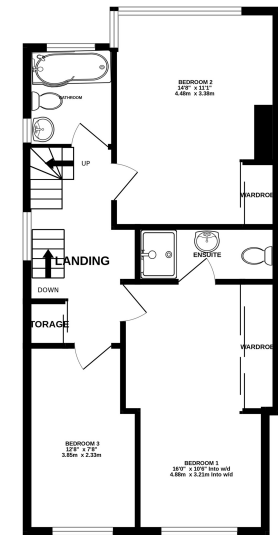
## Local Area

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  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



2ND FLOOR  
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.

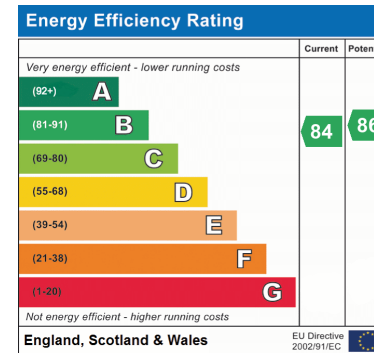
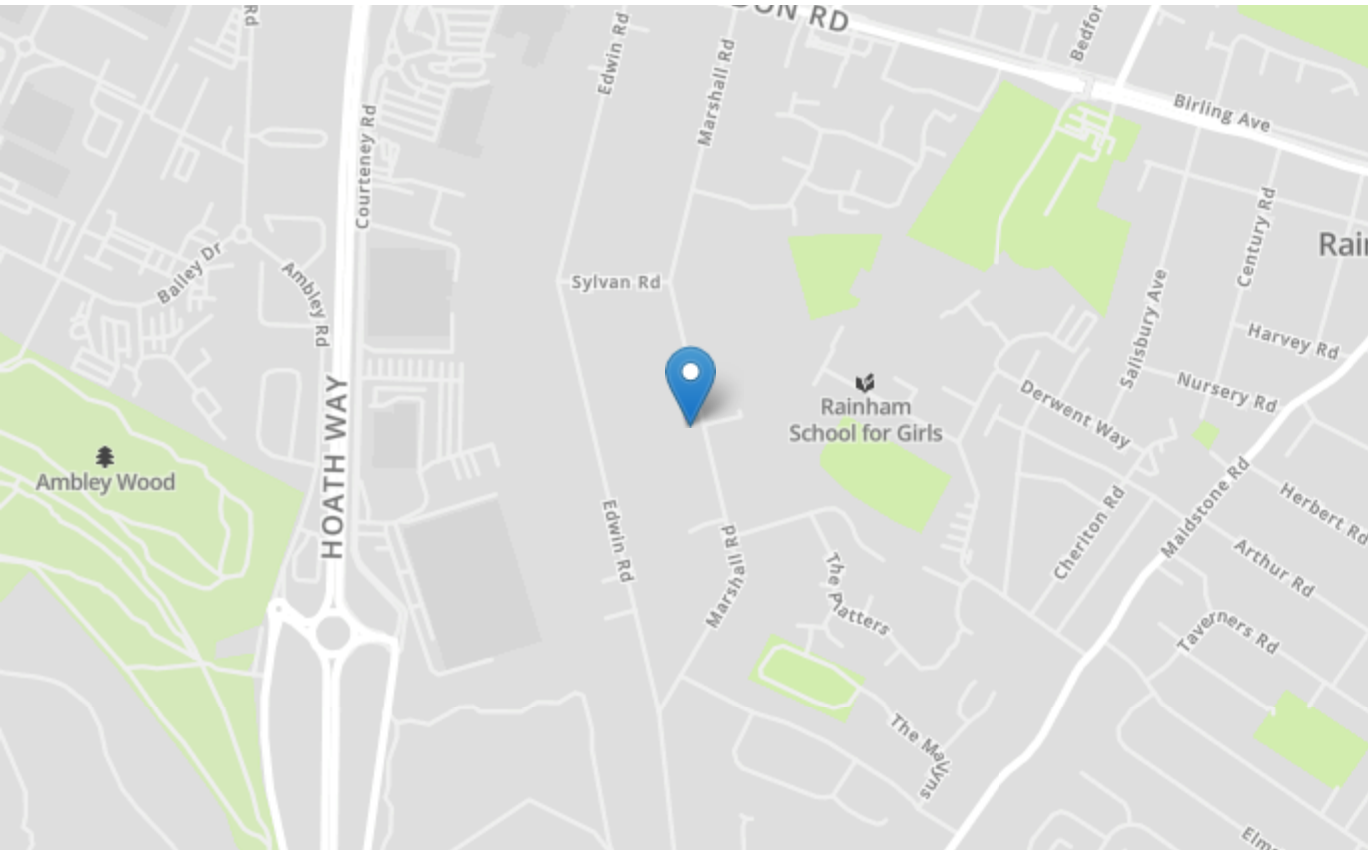
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Marshall Road, Rainham, Gillingham, Kent, ME8 0AN



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

### Greyfox Walderslade

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#### Agent Notes

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