



THE PLATTERS



Offers in Excess of £595,000 Freehold

## THE PROPERTY

Tucked away in this sought after Rainham location is this beautifully presented executive detached family home. This impressive family home offers a large entrance hallway, generous lounge with bay window, study, stylish downstairs w/c, well-appointed kitchen, utility area, dining room, fabulous conservatory with great views of the garden. Upstairs the family bathroom, four well-proportioned bedrooms with good storage options and the main bedroom benefitting from an en-suite. Offering ample space to grow internally, the outside space is equally as impressive with an attractive frontage, driveway for multiple vehicles, double garage, and side access to the generous rear garden with lawn, plant borders, trees, and large patio, this really is the perfect entertaining space. Close to good schools, transport links and green spaces, this will be popular, so call the sales team in Greyfox Rainham to book your viewing now!





**Study**

9' 8" x 7' 10" (2.95m x 2.39m)

**Lounge**

13' 1" x 12' 6" (3.99m x 3.81m)

**Kitchen**

12' 10" x 7' 10" (3.91m x 2.39m)

**Dining Room**

10' 2" x 7' 10" (3.10m x 2.39m)

**Conservatory**

10' 6" x 10' 4" (3.20m x 3.15m)

**Double garage**

17' 5" x 16' 9" (5.31m x 5.11m)



**Bedroom 1**

13' 3" x 10' 2" (4.04m x 3.10m)

**Bedroom 2**

11' 11" x 9' 3" (3.63m x 2.82m)

**Bedroom 3**

13' 3" x 7' 3" (4.04m x 2.21m)

**Bedroom 4**

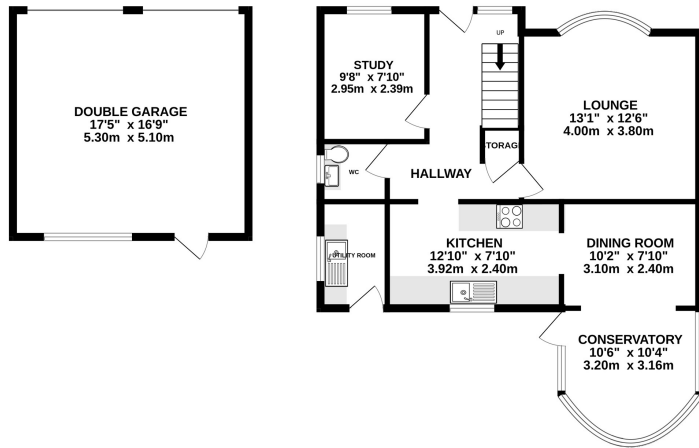
11' 3" x 7' 0" (3.43m x 2.13m)



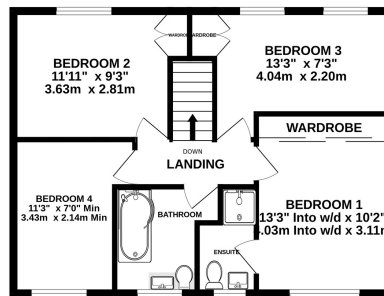


THE PLATTERS, RAINHAM, GILLINGHAM, KENT, ME8 0DJ

GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.2 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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## EFFICIENCY RATINGS

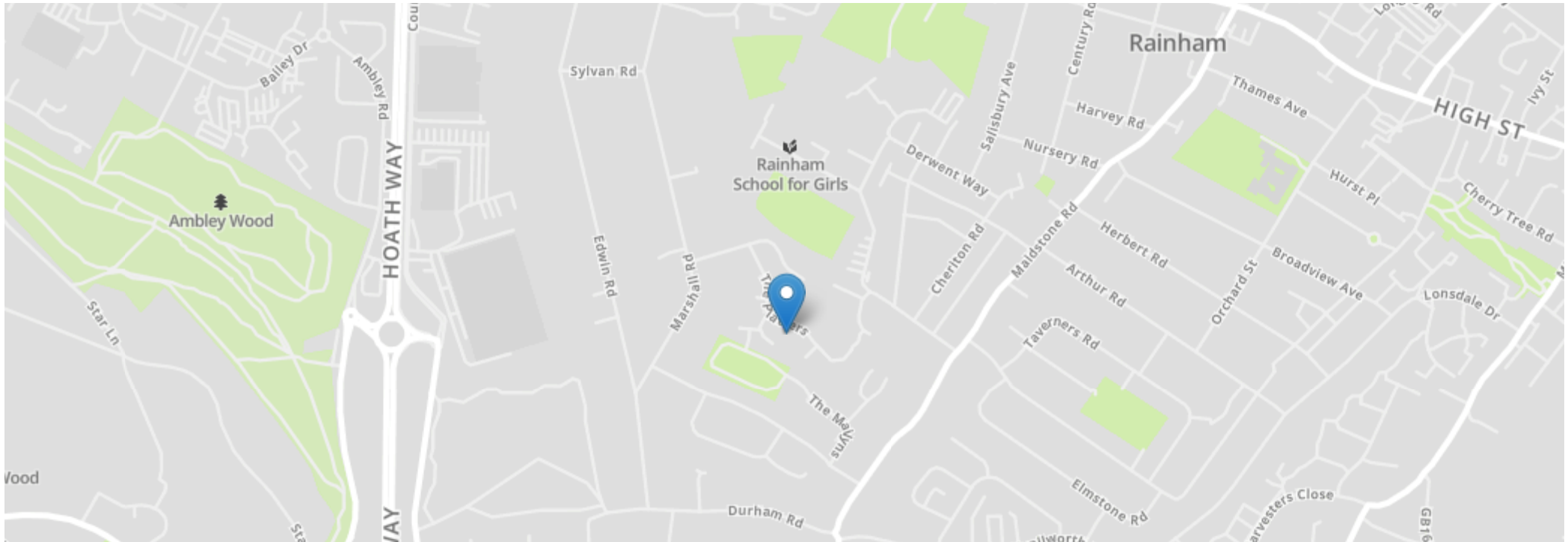
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	83
England, Scotland & Wales		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

Greyfox Estate & Letting Agents in Rainham 67C High St, Rainham, Gillingham ME8 7HS,

Head south-east on High St/A2 towards Rainham Shopping Centre ,Take Thames Ave to Maidstone Rd,Turn left onto Maidstone Rd,

Continue on Lyndhurst Ave. Take Marshall Rd to The Platters



## Greyfox Prestige Rainham

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