



# Berengrave Lane , Rainham, Gillingham, Kent , ME8 7NL £400,000 Freehold

#### Description

This attractive three-bedroom semi-detached family home presents an excellent opportunity to purchase a spacious and versatile property in a highly sought-after location. Set on Berengrave Lane, one of the area's most desirable roads, the home benefits from being only a short walk from the beautiful Nature Reserve Park, offering scenic surroundings and plenty of space for outdoor activities. With excellent transport links close by and major access roads within easy reach, the property combines the appeal of a peaceful residential setting with the convenience of strong connectivity, making it ideal for families and commuters alike. The property enjoys impressive kerb appeal with ample parking at the front, providing space for up to four vehicles, ensuring that both residents and visitors are well catered for. Stepping inside, you are welcomed by an entrance porch that leads into a generous hallway, setting the tone for the rest of the home. The ground floor has been carefully arranged to balance everyday family living with space for entertaining. A downstairs cloakroom adds practicality, while the main lounge and dining area provide a warm and inviting hub. This space opens seamlessly into a bright and spacious conservatory, which in turn connects to the rear garden, creating a wonderful flow and an abundance of natural light throughout the ground floor. The kitchen/ breakfast room is equally well-proportioned, offering both functionality and style. With ample storage and work surfaces, it is a space designed to meet the needs of modern living. Upstairs, the property continues to impress with three well-sized bedrooms. Each room is light and versatile, easily accommodating a growing family or providing options for a guest room or home office. The family bathroom is finished with a practical layout and completes the first-floor accommodation. One of the property's standout features is its southeastfacing rear garden, designed to be low maintenance while still offering plenty of outdoor space. A key highlight is the converted garage, which has been thoughtfully adapted into a versatile space currently used as a playroom and cinema room. Complete with its own shower room, this additional area provides fantastic flexibility, whether as a home office, hobby space, or even guest accommodation. With the benefit of being offered to the market with no onward chain, this home is ready for its new owners to move straight in and begin enjoying everything it has to offer. Early viewing is strongly recommended to fully appreciate the lifestyle and opportunities this home provides.

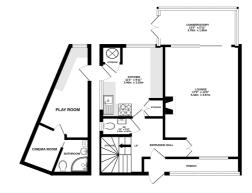
## **Key Features**

- · No forward chain
- · Three bedroom semi detached family home
- · First floor bathroom and downstairs W.C
- Conservatory
- · Recently fitted kitchen and bathroom
- · Ample parking
- Converted garage
- Low maintenance south east facing rear garden

#### Local Area

Rainham lie in the Medway, circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Rainham is well served by well-respected schools, including Rainham Mark Grammar. Rainham has ample open spaces and facilities, including Berengrave Nature Reserve, Riverside Country Park, the Silver Blades Ice Rink, the Ski & Snowboard centre and the Great Lines Heritage Park.

GROUND FLOOR 1ST FLOOR





or discors, violatives, records and any other terms are approximate and no responsibility is taken for any error, omission or mile-statement. This plan is for flustrative 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.











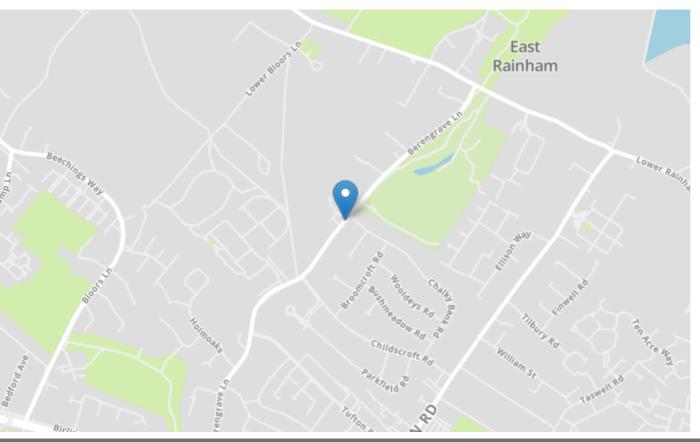






## **Property Location**

Berengrave Lane, Rainham, Gillingham, Kent, ME8 7NL



					Current	Potentia
Very energy efficient	- lower ru	nning co	sts			
(92+) <b>A</b>						
(81-91) <b>B</b>						86
(69-80)	C				69	
(55-68)	[				09	
(39-54)		E				
(21-38)			F			
(1-20)				G		
Not energy efficient - I	igher runi	ning costs				

Tenure Freehold Lease Term N/A

**Ground Rent** N/A

**Service Charge** N/A **Local Authority** 

Medway Council

**Council Tax** Band D

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#### Agent Notes

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The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some