



CHERRY TREE ROAD



Offers in Region of £650,000 Freehold

THE PROPERTY

This fantastic purpose-built, extended semi-detached house in a sought after Cherry Tree Road, offers a unique concept of two beautiful three-bedroom homes with separate entrances, three reception rooms and two separate kitchens, offering flexible and convenient use. Ideal for multi-generational living or generating an additional rental income, this property is also perfect for entertaining family and guests.

The true hub of the home is the open-plan, newly fitted Shaker Style kitchen and family/living area . This stylish kitchen features an island, perfect for informal dining and this space is enhanced by a large roof lantern, skylights,, spotlights and French doors out to the garden, which together provide abundance of natural light. The area offers ample space for a dining table and plenty of sofa space to relax with the family.

The ground floor Primary Suite includes a double bedroom, walk-in wardrobe, skylight, en-suite shower room and direct access to the garden, perfect for those requiring ground floor accommodation.

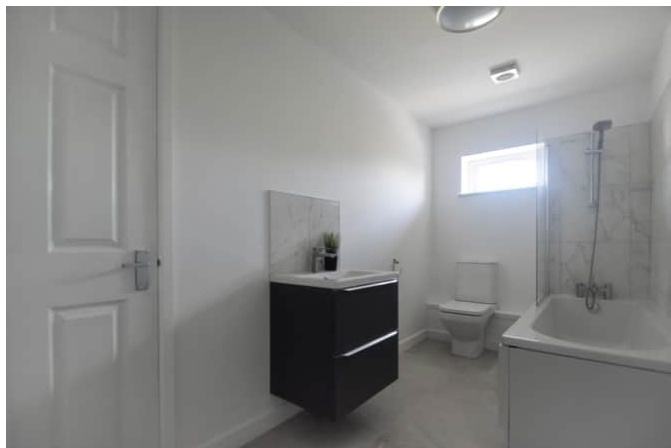
Across the home there are five good size bedrooms, a downstairs W/C, utility room, a family bathroom, and a shower room, both newly fitted with vanity units and are contemporary in design.

Additional features to note, USB charging ports are strategically placed throughout the home, new top of the range kitchen appliances, two brand new washing machines and a separate tumble dryer have been provided and are located between both accommodations for separate use.

Externally, the property features a spacious rear garden, ideal for hosting family gatherings or if you are purchasing for multigenerational living, there is enough space to divide the garden into separate sections to suit different needs. To the front a driveway with ample off-road parking, easily accommodating multiple vehicles and gated side access.

This chain free versatile property is a rare find and will be popular, so don't miss out call the Greyfox Sales Team in Rainham to book your viewing today.





lounge

21' 1" x 8' 10" (6.43m x 2.69m)

Lounge Diner

21' 1" x 18' 3" (6.43m x 5.56m)

Kitchen

10' 4" x 9' 10" (3.15m x 3.00m)

WC

Utility Room

Open Plan Kitchen/Family Living Area

29' 0" x 23' 5" (8.84m x 7.14m)

Bedroom 6

16' 11" x 8' 9" (5.16m x 2.67m)

Ensuite Bedroom 6

Bedroom 1

10' 9" x 10' 9" (3.28m x 3.28m)

Bedroom 2

10' 4" x 10' 8" (3.15m x 3.25m)

Bedroom 3

8' 10" x 11' 9" (2.69m x 3.58m)

Bedroom 4

12' 6" x 9' 8" (3.81m x 2.95m)

Bedroom 5

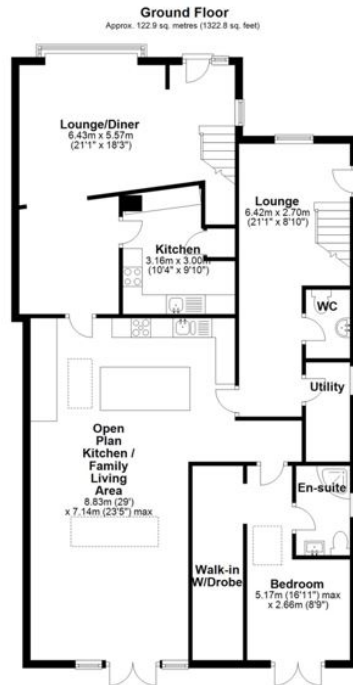
7' 6" x 7' 8" (2.29m x 2.34m)

Family Bathroom

Family Shower Room



CHERRY TREE ROAD, RAINHAM, GILLINGHAM, KENT, ME8 8JZ



EFFICIENCY RATINGS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	85
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 D



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

From Bowaters roundabout head towards Rainham (A2/London Road). Turn right onto Mierscourt Road. Turn right onto Cherry Tree Road.



Greyfox Prestige Rainham

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