



Five Bedroom Detached House
Boston Gardens, Rainham, Gillingham, Kent, ME8 0DL

£475,000
Freehold

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Description

****Guide Price £475,000 - £500,000**** We welcome to the market this great five-bedroom family home, with everything a growing family needs and offering the potential to be so much more. On entering the hallway, you have your fifth bedroom which could be an additional reception room or home office/study, a downstairs cloakroom and access to the kitchen and lounge. The through lounge diner, with feature fireplace, a bay window overlooking the front garden and patio doors overlooking the rear which allows natural light to seep in creating a welcoming living space for the whole family to enjoy. The kitchen has a wide range of white gloss fitted units, integrated double oven and induction hob, with the addition of a utility room with integral access to the double garage. To the first floor you have four good sized bedrooms, the main bedroom has fitted wardrobes and ensuite facilities, the second bedroom also has fitted wardrobes, and lastly a family bathroom with electric shower over the bath. Externally you have a fantastic size garden, with patio and laid to lawn with low maintenance and entertaining in mind. To the front of the property, you have parking for multiple cars and double garage with pull up doors and offering through access to the garden. Don't miss out, call Greyfox Sales & Lettings Rainham for more information and to book your viewing! ****This property is currently let on an assured shorthold tenancy agreement and notice has been served for the tenant to vacate by 28/06/2024****

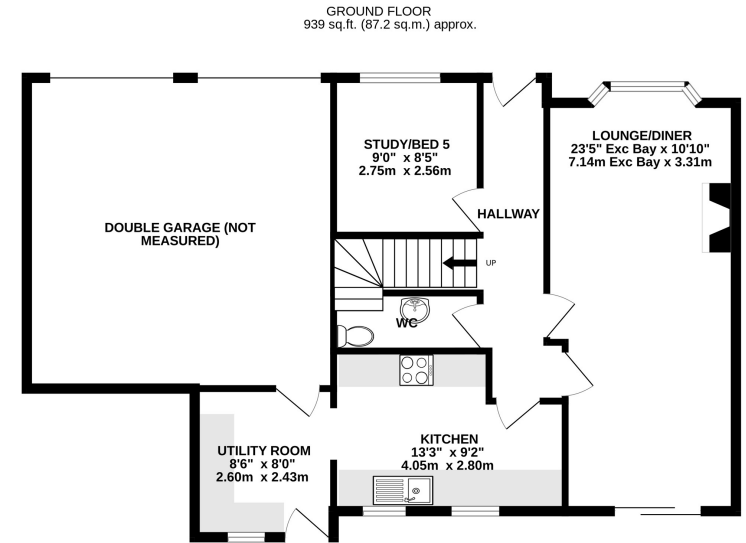
NOTE - The current owners have provided proposed plans to add a further two bedrooms and bathroom above the garages and a rear single storey extension to create a larger kitchen & dining room. These plans will be available to the future owner should they wish to apply for planning permission.

Key Features

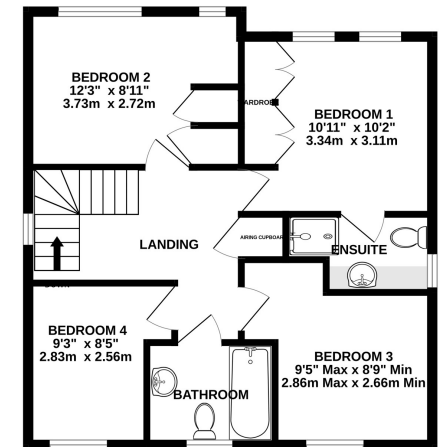
- No Onward Chain
- 4/5 Bed Detached Family Home
- Family Bathroom & En-Suite
- Utility Room
- Potential to Extend Subject To Relevant Planning Permission
- Cul-De-Sac Location
- Double Garage & Drive
- Rear Garden measuring approx. 43ft x 30ft

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.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



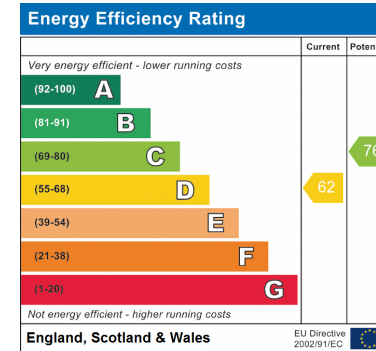
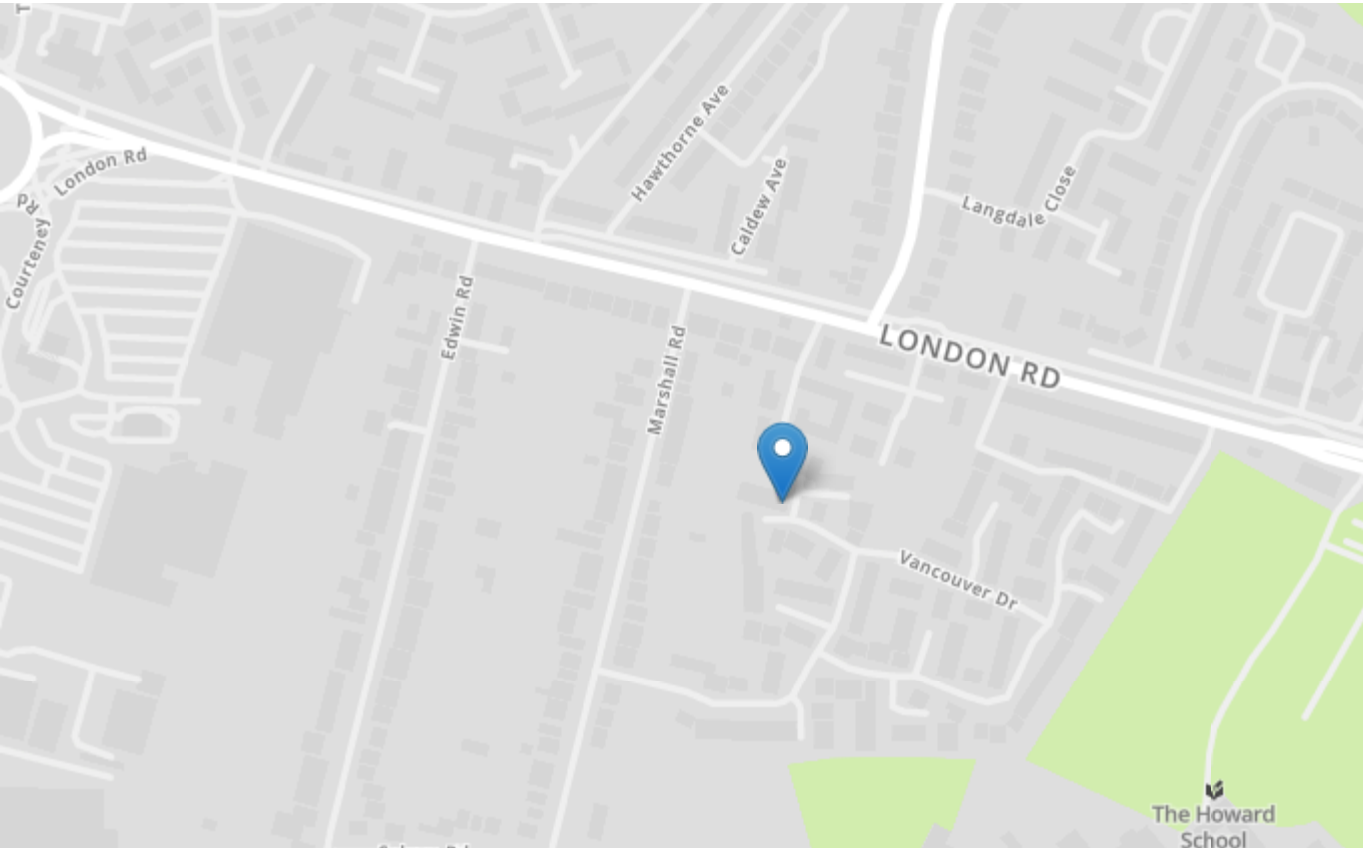
TOTAL FLOOR AREA : 1499 sq.ft. (139.3 sq.m.) approx.

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

Boston Gardens, Rainham, Gillingham, Kent, ME8 0DL



Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band E

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Agent Notes

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