





Guide Price £475,000 Freehold

THE PROPERTY

****Guide Price £475,000-£500,000**** A beautifully presented four-bedroom semi-detached home ideally located in the sought after Holmoaks, boasting far-reaching views over Rainham Cricket Club. The ground floor offers a bright and welcoming entrance hall with practical understairs storage, along with a convenient WC/utility room. The spacious lounge features beautiful parquet flooring flowing seamlessly into the hallway, complemented by a charming log burner, perfect for cosy evenings. There is also a light-filled dining room overlooking the rear garden, alongside a generously sized kitchen ideal for family living. Upstairs, the first floor comprises two well-proportioned double bedrooms, a larger-than-average third bedroom, and a modern family bathroom. The loft conversion provides an impressive main bedroom with a stylish en-suite shower room, all enjoying breathtaking views across the cricket fields and beyond. Externally, the property boasts a substantial rear garden with both patio and lawn areas, as well as direct access to the cricket field, perfect for peaceful walks or relaxing outdoors. To the front, there is a tandem driveway offering off-street parking for multiple vehicles, a detached garage, and a lawned area. Holmoaks is quietly positioned within a desirable residential setting yet remains within easy walking distance of highly regarded schools, local amenities, and Rainham train station. This is a fantastic opportunity not to be missed, pick up the phone and start dialling the Greyfox sales team in Rainham today to arrange your viewing now!





Lounge

21' 00" x 10' 00" (6.20m x 3.02m)

WC

6' 02" x 4' 11" (1.88m x 1.50m)

Kitchen

14' 6" x 8' 6" (4.65m x 2.57m)

Dining Room

14' 4" x 9' 7" (4.37m x 2.87m)

Garage

17' 7" x 8' 2" (5.28m x 2.49m)

Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom 3

10' 2" x 9' 9" (3.10m x 2.95m)

Bedroom 4

8' 6" x 8' 0" (2.59m x 2.44m)

Bathroom

6' 02" x 5' 05" (1.88m x 1.65m)

Bedroom 1

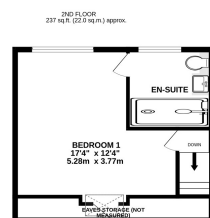
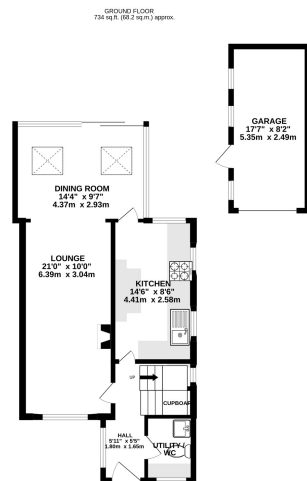
17' 4" x 12' 4" (3.73m x 3.66m)

En Suite

6' 04" x 5' 07" (1.93m x 1.70m)



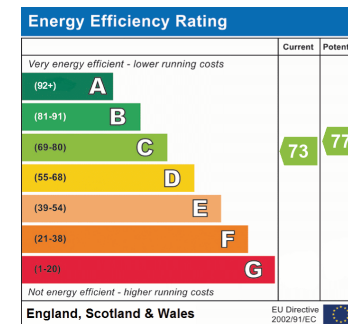
HOLMOAKS, RAINHAM, GILLINGHAM, KENT, ME8 7DQ



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



AGENT NOTES

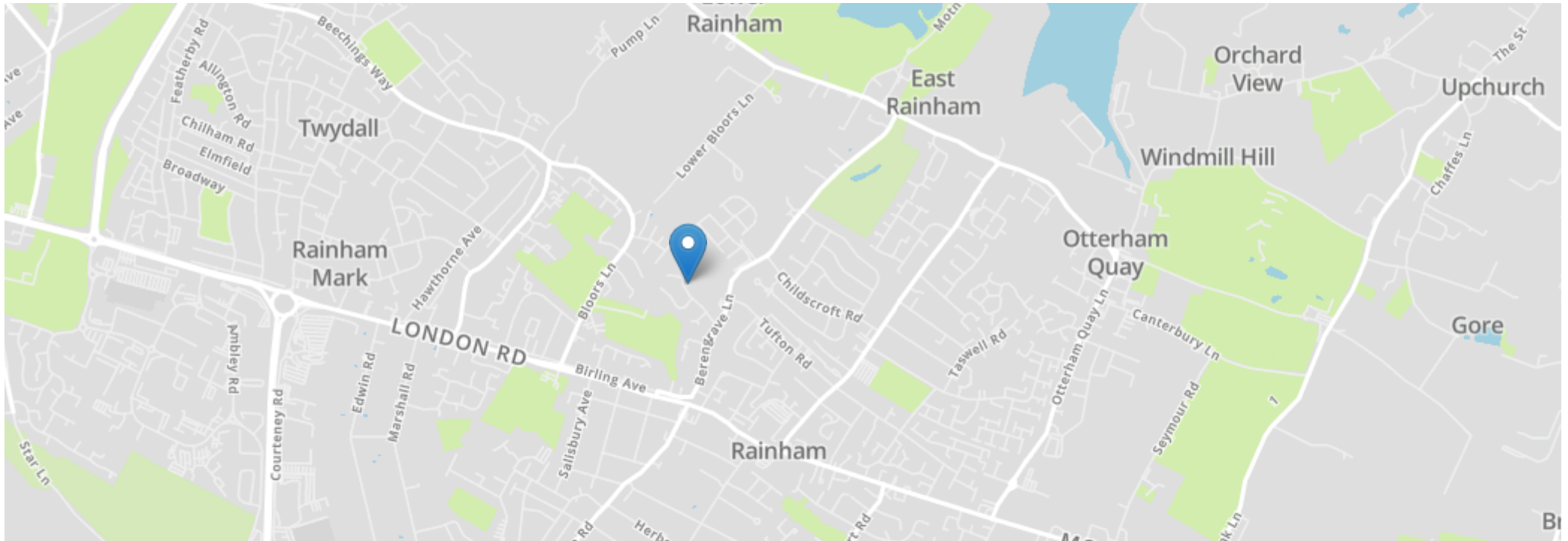
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Local Authority

Medway

Band D

Tax Band Amount: £2319.29



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 Rainham Station head towards Henry Street, turn right onto Childscroft Road, turn left onto Berengrave Lane, then turn right onto Holmoaks and your destination will be on the right.



Greyfox Prestige Rainham

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