



BOSTON GARDENS







Offers in Region of £650,000 Freehold

## THE PROPERTY

A Spacious Five-Bedroom Family Home in One of Rainham's Most Sought-After Neighbourhoods!

Perfectly positioned in one of Rainham's most popular locations, this beautifully presented five-bedroom detached home is made for modern family living, offering space, style, and endless flexibility.

Step inside and you're welcomed by a bright, entrance hall with a handy cloakroom and W/C. Double doors open into a wonderfully large lounge, creating the ideal place for cosy movie nights or family gatherings. Flowing seamlessly from here is the generous dining room and a light-filled conservatory, giving you the freedom to open or close the spaces as needed, perfect for entertaining, hosting celebrations, or simply relaxing together.

At the heart of the home sits the well-appointed kitchen, complete with a breakfast bar where kids can do homework while dinner is prepared. A separate utility room offers direct access to the garden and the double garage, which also presents exciting potential for further expansion (playroom, gym, home office...the choice is yours!).

Upstairs, the home continues to shine with a family bathroom, four spacious double bedrooms, and a fifth single bedroom currently used as a home office. The main bedroom suite is a real retreat, featuring its own dressing room and en-suite shower room.

Outside, the beautifully landscaped rear garden is made for family life, with a large patio area perfect for summer BBQs, a well-kept lawn for kids and pets to play, a brick-built BBQ, and mature shrubs creating a peaceful, private sanctuary. To the front, you'll find a generous driveway with ample parking plus a double garage.

With excellent schools, convenient amenities, and great transport links all close by, this home offers everything a growing family could wish for.



BOSTON GARDENS, RAINHAM, GILLINGHAM, KENT, ME8 0DL



**Lounge**

18' 0" x 11' 3" (5.49m x 3.43m)

**WC**

7' 9" x 3' 5" (2.36m x 1.04m)

**Dining Room**

12' 0" x 9' 3" (3.66m x 2.82m)

**Kitchen/ Breakfast Room**

17' 1" x 11' 10" (5.21m x 3.61m)

**Utility Room**

8' 0" x 7' 9" (2.44m x 2.36m)

**Conservatory**

10' 10" x 9' 6" (3.30m x 2.90m)



**Integral Garage**

18' 1" x 17' 3" (5.51m x 5.26m)

**Bedroom 1**

10' 1" x 9' 10" (3.07m x 3.00m)

**Dressing Room**

9' 10" x 7' 5" (3.00m x 2.26m)

**Bedroom 2**

16' 6" x 10' 5" (5.03m x 3.17m)

**Bedroom 3**

14' 6" x 9' 0" (4.42m x 2.74m)

**Bathroom**

9' 5" x 6' 6" (2.87m x 1.98m)



**Bedroom 5/ Study**

8' 2" x 6' 6" (2.49m x 1.98m)

**Bedroom 4**

11' 2" x 11' 1" (3.40m x 3.38m)

**EnSuite**

9' 5" x 4' 11" (2.87m x 1.50m)



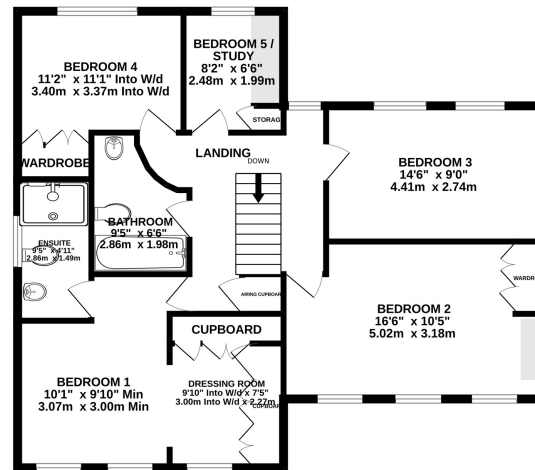


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## EFFICIENCY RATINGS

1ST FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2120 sq.ft. (197.0 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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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+)</p> <p><b>A</b></p> <p>(81-91)</p> <p><b>B</b></p> <p>(69-80)</p> <p><b>C</b></p> <p>(55-68)</p> <p><b>D</b></p> <p>(39-54)</p> <p><b>E</b></p> <p>(21-38)</p> <p><b>F</b></p> <p>(1-20)</p> <p><b>G</b></p>		71	70
<p><i>Not energy efficient - higher running costs</i></p>			

**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>.

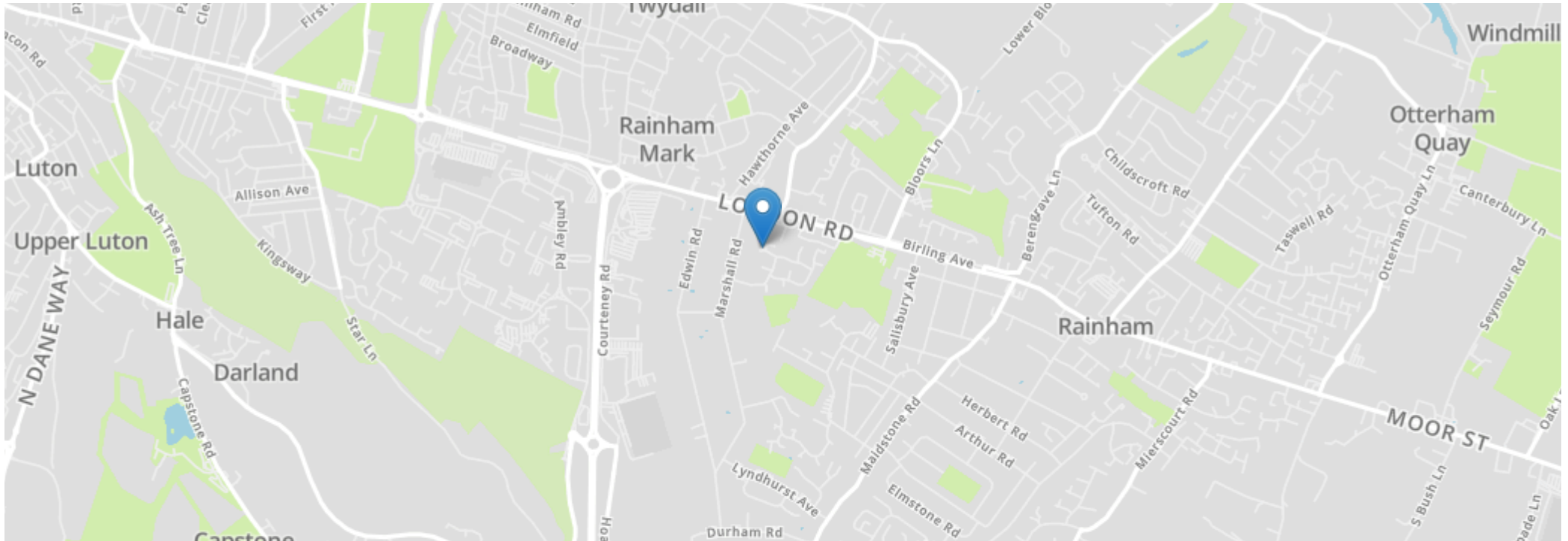
## Local Authority

Medway

### Band F

Tax Band Amount: £3188.37





## 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

At M2 Junction 4, taking the slip-road onto the dual-carriageway road A278 (Hoath Way) heading north toward Gillingham / Rainham. Continue along A278 for about 2–3 miles until it ends at Bowaters Roundabout, where A278 meets A2. Take the exit toward Rainham / Gillingham (toward the A2). Once on the A2, follow signage for Rainham / Gillingham. Turn right onto Marshall Road, turn left onto Charlotte Drive and left onto Boston Gardens.

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