



GRENADIER CLOSE





Guide Price £550,000 Freehold

## THE PROPERTY

**\*\*Guide Price £550,000 - £600,000\*\***

This immaculate four-bedroom detached home has been well maintained and loved by its current owners making it truly a must see! To the ground floor there is a spacious living room featuring a bay window and a cozy fireplace, perfect for relaxing. The dining room and conservatory offer additional living space to accommodate a growing family and entertain guests. The modern kitchen comprises of a range of white gloss units, five ring gas hob, electric oven and the benefit of a utility room. The ground floor also hosts a w/c for added convenience and a handy study for those working from home. To the first floor there are four good size bedrooms all with built in wardrobes, two with en-suite shower rooms and a recently updated family bathroom.

In the garden enjoy two patio areas, a lush lawn, and a shrub surround adorned with a variety of plants and flowers making a beautiful outlook. From the garden you will be pleased to have access to the double garage with electrical supply and additional parking. Conveniently Situated its a short walk from primary and secondary schools and just 1.1 miles from Rainham train station, plenty of amenities surround you.

The income-generating solar panels are owned outright, offering potential for extra earnings while saving on energy costs.

With so many benefits on offer, this home truly stands out, so contact the Greyfox Sales and lettings team in Rainham to arrange your viewing.



GRENADIER CLOSE, RAINHAM GILLINGHAM, KENT, ME8 8NQ



**Lounge**

18' 4" x 14' 7" (5.59m x 4.45m)

**Dining Room**

11' 0" x 10' 7" (3.35m x 3.23m)

**Kitchen**

15' 3" x 15' 1" (4.65m x 4.60m)

**Conservatory**

16' 7" x 9' 5" (5.05m x 2.87m)

**Utility Room**

6' 4" x 6' 0" (1.93m x 1.83m)

**Study**

8' 4" x 6' 4" (2.54m x 1.93m)



**W/C**

6' 4" x 3' 7" (1.93m x 1.09m)

**Bedroom 1**

16' 2" x 10' 4" (4.93m x 3.15m)

**En-Suite**

13' 0" x 4' 7" (3.96m x 1.40m)

**Bedroom 2**

13' 11" x 9' 5" (4.24m x 2.87m)

**En-Suite**

6' 4" x 5' 9" (1.93m x 1.75m)

**Bedroom 3**

9' 10" x 8' 10" (3.00m x 2.69m)



**Bedroom 4**

9' 0" x 8' 0" (2.74m x 2.44m)

**Bathroom**

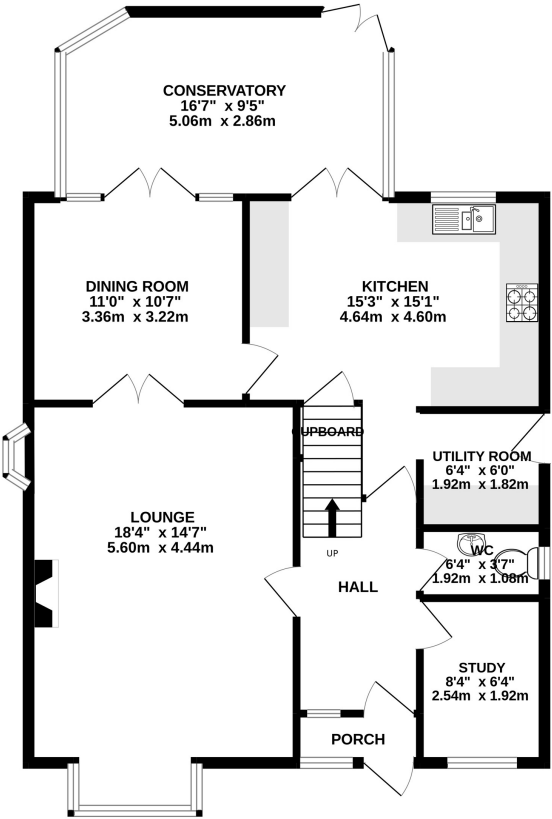
6' 11" x 6' 4" (2.11m x 1.93m)



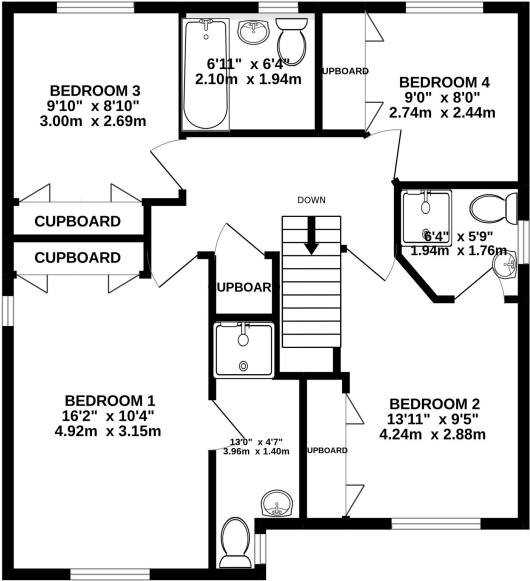


GRENADIER CLOSE, RAINHAM GILLINGHAM, KENT, ME8 8NQ

GROUND FLOOR



1ST FLOOR



NOT TO SCALE - FOR ILLUSTRATION ONLY

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.  
Made with Metropix ©2022

EFFICIENCY RATINGS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	85	88
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
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

Swale

Band F





## 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

Continue along High Street/A2

In 0.3 miles turn left onto Otterham Quay Lane

At the roundabout continue straight to stay on Otterham Quay Lane

In 0.6 miles turn left onto Littlefield Road

Turn right onto Homefield Drive

Turn left onto Grenadier Close

GRENADIER CLOSE, RAINHAM GILLINGHAM, KENT, ME8 8NQ



## Greyfox Prestige Rainham

67c High Street, Rainham, Gillingham, Kent ME8 7HS  
Tel: 01634 377737 | Fax: 01634 757330 | Email: [rainham@greyfox.co.uk](mailto:rainham@greyfox.co.uk)

[greyfox.co.uk/greyfox-prestige](http://greyfox.co.uk/greyfox-prestige)