



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.

****EPC AWAITED****





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)

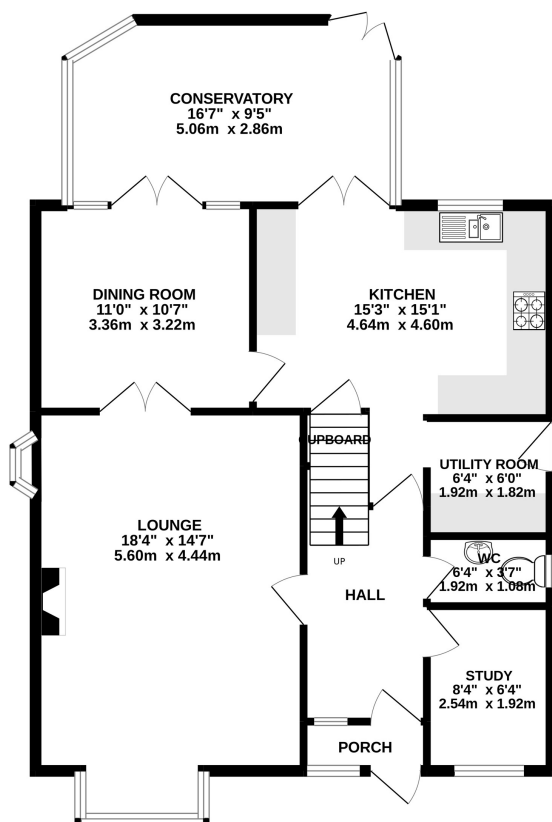
Bathroom

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

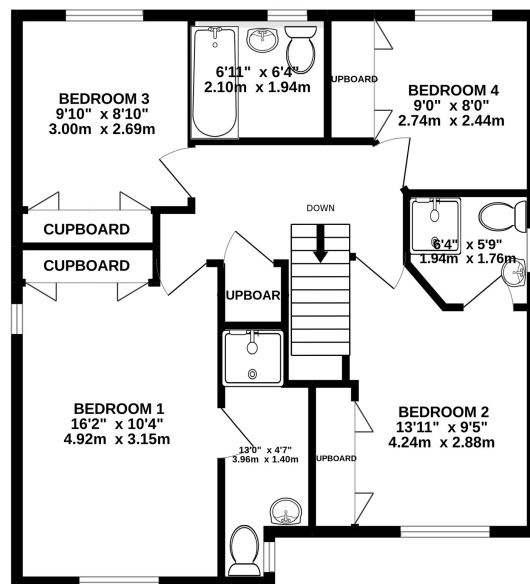


GRENADIER CLOSE, RAINHAM GILLINGHAM, KENT, ME8 8NQ

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.
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EFFICIENCY RATINGS

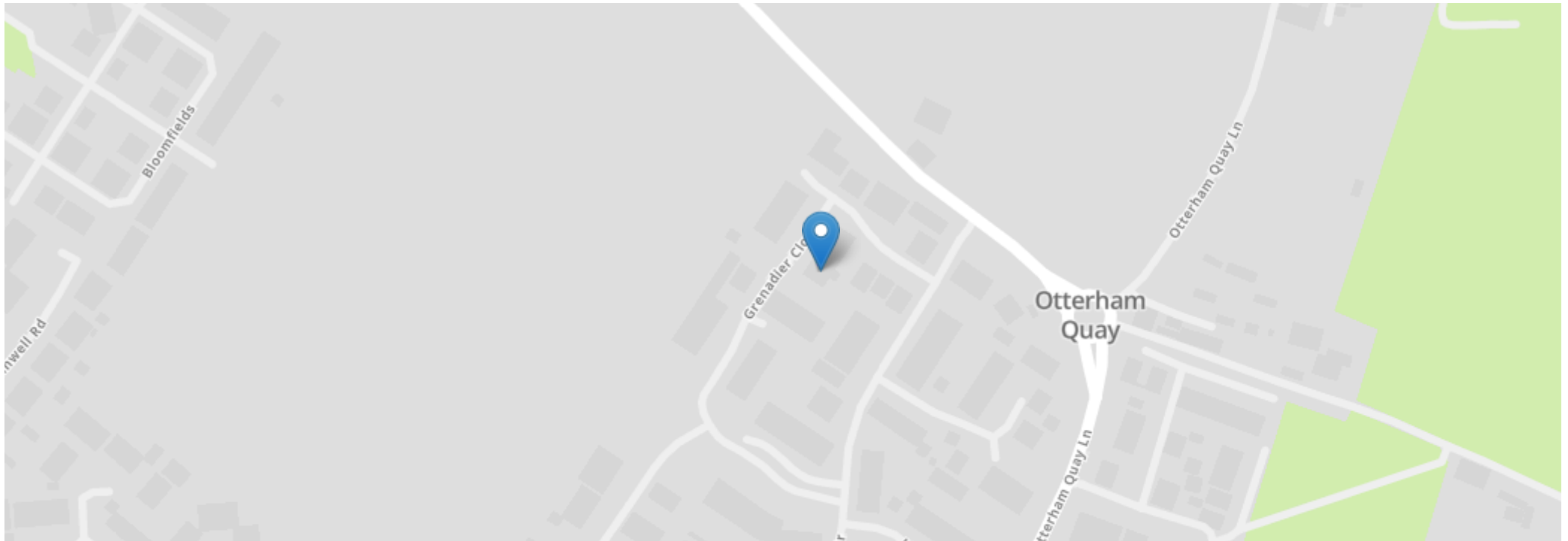
AGENT NOTES

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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

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Greyfox Prestige Rainham

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

greyfox.co.uk/greyfox-prestige