



Five Bedroom Semi-Detached House
Marshall Road, Rainham, Gillingham, Kent, ME8 0AN

Guide Price £475,000
Freehold

Marshall Road, Rainham, Gillingham, Kent, ME8 0AN

Guide Price £475,000

Freehold

Description

**** Guide Price £475,000 - £525,000**** Welcome to this charming 1930s extended five bedroom semi-detached home, nestled on the sought after Marshall Road in Rainham. Offering a perfect blend of timeless character and modern convenience, this property is an ideal choice for families looking for space, style, and sustainability.

Benefitting from a spacious driveway, ideal for busy households or visitors with parking for multiple vehicles. Versatile Accommodation, spanning three floors, this home is thoughtfully designed to meet your family's needs. On the ground floor a welcoming hallway with original parquet flooring leads to a spacious lounge with original ceilings, a convenient W/C, and a utility room. The extended rear features a beautifully appointed open-plan kitchen with a range cooker, a snug with a cosy multi-fuel burner, and a dining room with bi-folding doors opening onto the garden which is perfect for relaxing evenings or entertaining. On the first floor, a modern family bathroom and three generously sized double bedrooms, including an en-suite to the main. On the second floor two further double bedrooms, one with a walk-in wardrobe, and an additional family bathroom for extra convenience. Retaining its 1930's charm with original parquet flooring and stunning ceiling details in the lounge and dining room. Sustainable living and energy efficiency is another key feature, with solar panels and a rainwater harvesting system, great for the environment and your utility bills! Externally an expansive west facing garden with over 170ft of outdoor space, perfect for family activities, gardening, or relaxing in the sunshine, several storage sheds and a workshop with power adds extra practicality. This home combines character, comfort, and convenience in a highly desirable location. With excellent transport links, schools, and amenities nearby, this property is chain free and ready to welcome its next owners, so don't miss out contact the Greyfox sales team in Rainham today to arrange your viewing. ****EPC Awaited****

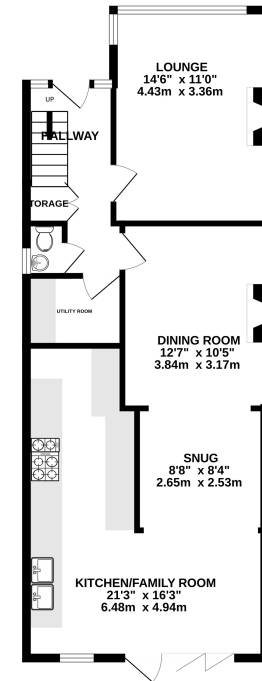
Key Features

- Chain Free
- Charming 1930's Extended Semi Detached Home
- Versatile & Spacious Accommodation Over Three Floors
- Lower Energy Bills From Solar Panels, Log Burner & Rainwater Harvesting System
- Five Double Bedrooms
- Large Driveway For Multiple Vehicles
- Sought After Rainham Location, Close To Schools & Transport Links
- West Facing Garden Measuring Approx 171 x 25ft

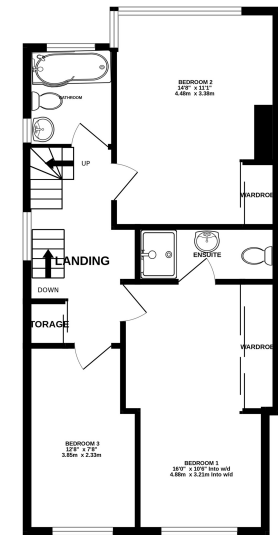
Local Area

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.

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



2ND FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 sq.m.) approx.

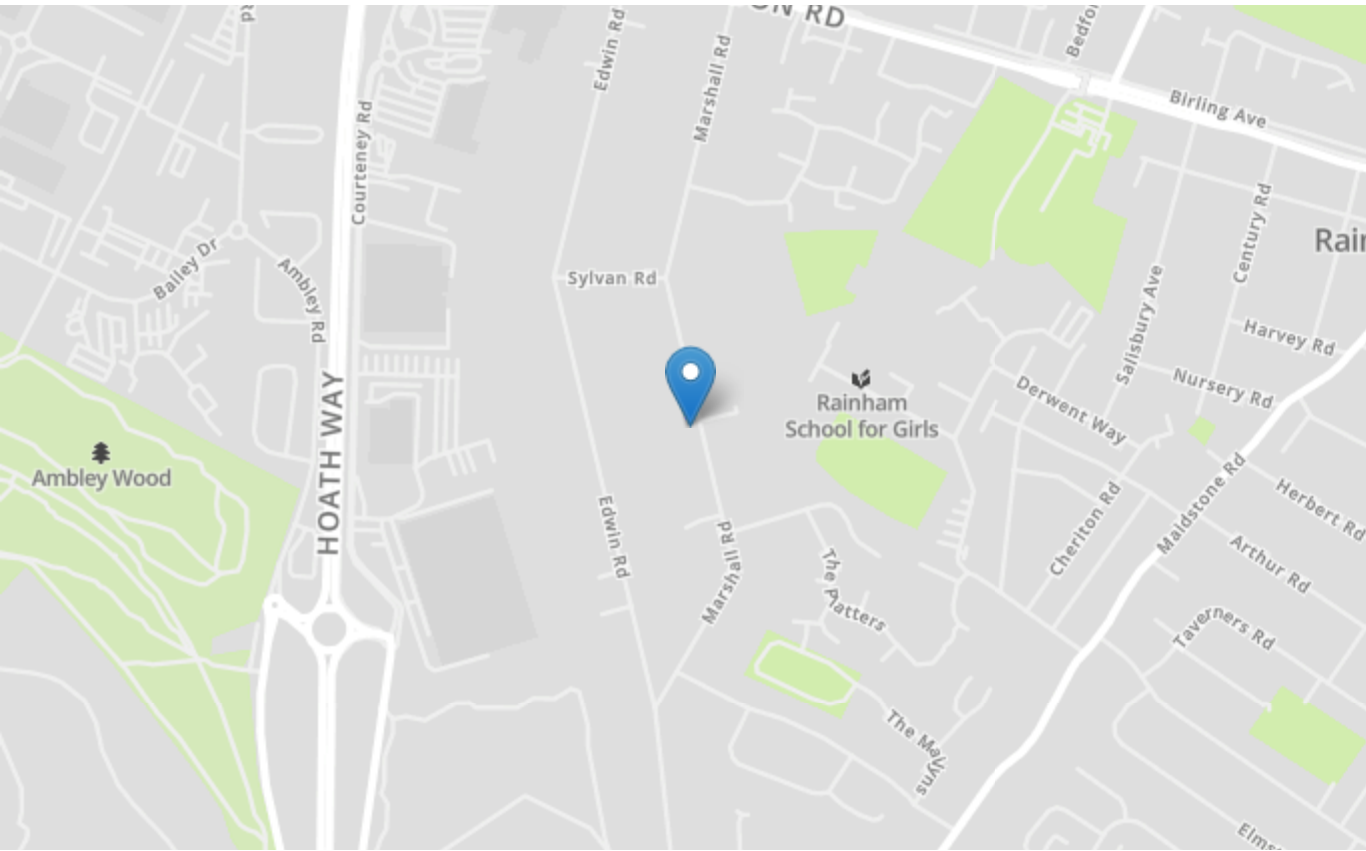
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2024



Property Location

Marshall Road, Rainham, Gillingham, Kent, ME8 0AN



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

Greyfox Walderslade

Unit 2, Thetford House
Walderslade Village Centre
Walderslade Road
Chatham
Kent
ME5 9LR
Tel: 01634 672227 Email:
walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
Rainham
Kent
ME8 7HS
Tel: 01634 377737 Email:
rainham@greyfox.co.uk

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>.