



BOSTON GARDENS



Offers in Excess of £620,000 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)

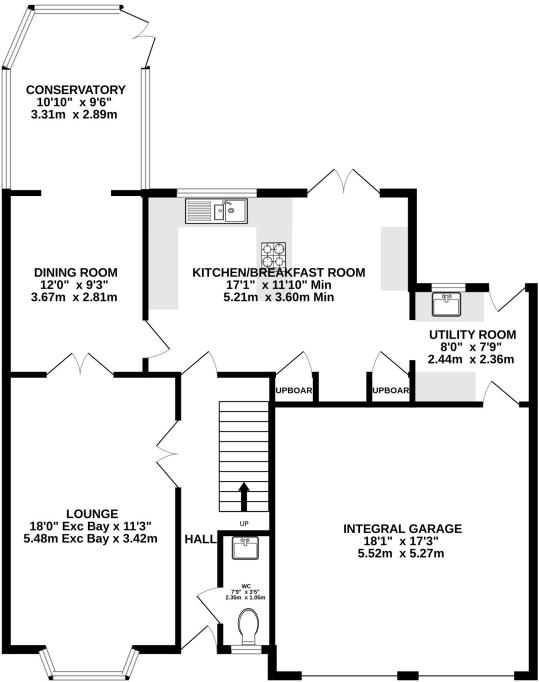
EnSuite

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

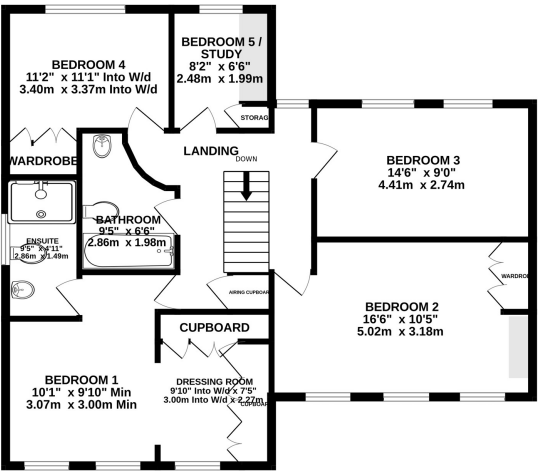


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GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



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

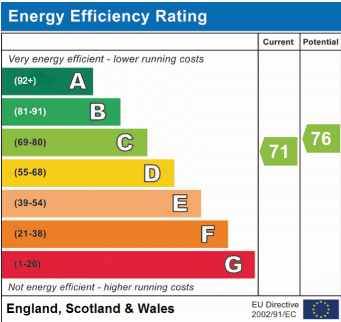


TOTAL FLOOR AREA : 2120 sq.ft. (197.0 sq.m.) approx.

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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EFFICIENCY RATINGS



AGENT NOTES

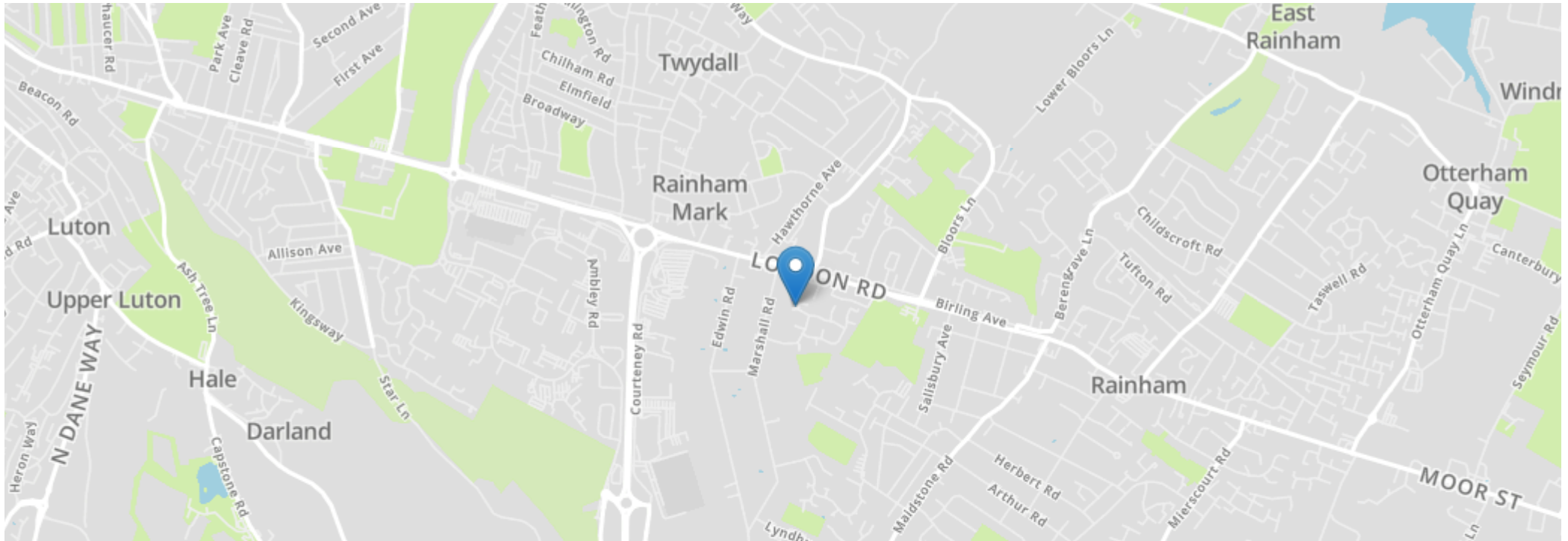
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Local Authority

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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