



LITTLEFIELD ROAD



Offers in Excess of £550,000 Freehold

## THE PROPERTY

This impressive detached four-bedroom family home in Rainham is well presented and ready to move straight into. Offering generous living space throughout, it also boasts a charming conservatory overlooking a sunny, south-west facing garden, perfect for both relaxing and entertaining. Ideally suited for families and commuters alike, the property benefits from excellent access to local amenities and falls within the catchment area for well-regarded schools, including Leigh Academy and Rainham Mark Grammar School.

Upon entering the ground floor, you are welcomed by a spacious hallway complete with storage and a convenient cloakroom fitted with a W/C and hand basin. The home features a bright and airy lounge with triple-aspect windows, including an attractive bay window that fills the room with natural light. A separate dining room, also with a bay window, leads through to the delightful conservatory, creating a seamless flow for entertaining. The newly fitted kitchen is both stylish and practical, offering an adjoining utility area. Additionally, the converted garage provides a versatile space, currently arranged as part storage and part home office, ideal for modern working needs. Upstairs, the first-floor hosts four generously sized double bedrooms, all benefitting from built-in storage. Two of the bedrooms feature en-suite shower rooms, alongside a well-appointed family bathroom. Externally, the property continues to impress with a lawned front garden, a double driveway, and side access leading to the rear garden. The south-west facing garden is mostly laid to lawn and features a patio area perfect for outdoor dining and entertaining. This is a fantastic opportunity to secure a spacious and well-located family home pick up the phone and start dialling the Greyfox Sales Team in Rainham today to arrange your viewing.





**Hallway**

**Lounge**

18' 6" x 12' 4" (5.64m x 3.76m)

**Office**

08' 05" x 06' 09" (2.57m x 2.06m)

**Kitchen**

14' 11" x 10' 09" (4.55m x 3.28m)

**Dining Room**

12' 0" x 09' 10" (3.66m x 3.00m)

**Utility Room**

06' 08" x 06' 01" (2.03m x 1.85m)

**Cloakroom**

4' 0" x 03' 10" (1.22m x 1.17m)

**Conservatory**

12' 8" x 10' 10" (3.86m x 3.30m)

**Landing**

**Bedroom 1**

13' 0" x 12' 7" (3.96m x 3.84m)

**Ensuite to Bedroom 1**

08' 10" x 04' 0" (2.69m x 1.22m)

**Bedroom 2**

10' 08" x 08' 04" (3.25m x 2.54m)

**Ensuite to Bedroom 2**

08' 05" x 06' 01" (2.57m x 1.85m)

**Bedroom 3**

11' 1" x 08' 04" (3.38m x 2.54m)

**Bedroom 4**

09' 02" x 08' 05" (2.79m x 2.57m)

**Main Bathroom**

09' 01" x 07' 05" (2.77m x 2.26m)

**Garage**

10' 02" x 08' 06" (3.10m x 2.59m)

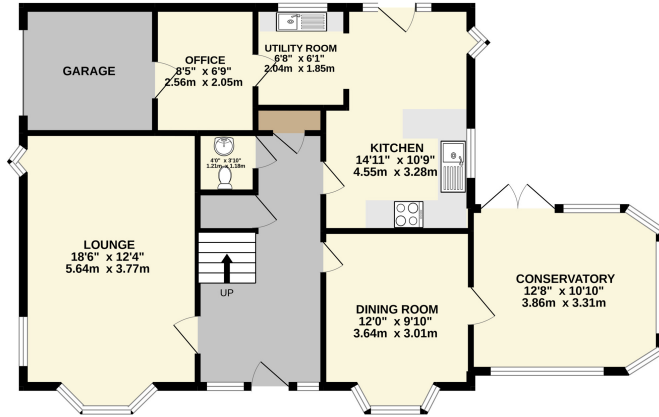
**Garden**

33' 0" x 30' 0" (10.06m x 9.14m)

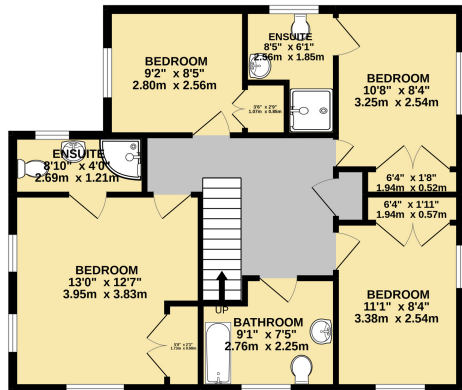


LITTLEFIELD ROAD, RAINHAM, GILLINGHAM, KENT, ME8 8SE

GROUND FLOOR  
909 sq.ft. (84.4 sq.m.) approx.



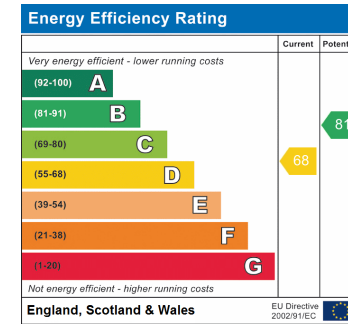
1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 1614 sq.ft. (149.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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



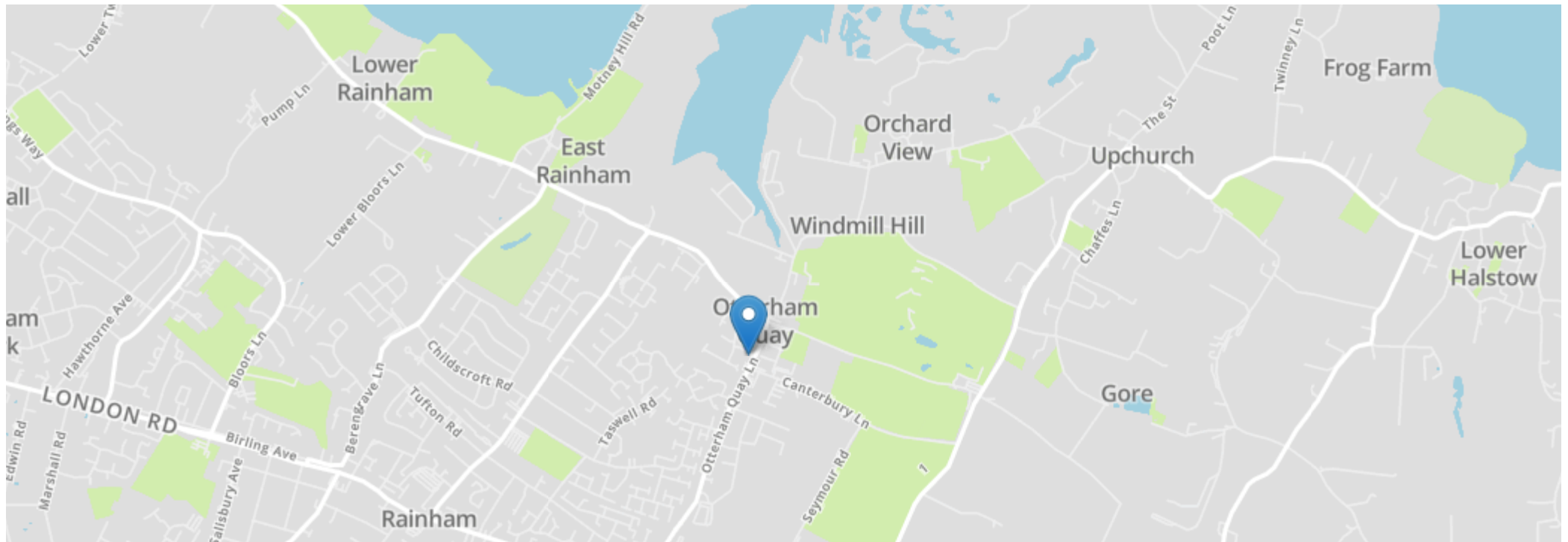
### AGENT NOTES

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

PRESTIGE HOMES  
NEW HOMES  
OVERSEAS  
SALES  
MORTGAGES  
CONVEYANCING



## 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

Exit Rainham Station onto Station Road, walk to the main road (A2/High Street) Littlefield Road is located off the main High Street area nearby.

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## Greyfox Prestige Rainham

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