





Guide Price £475,000 Freehold

THE PROPERTY

****Guide Price £475,000-£500,000**** A beautifully presented four-bedroom semi-detached home, offered with no onward chain and ideally located in the sought after Holmoaks, boasting far-reaching views over Rainham Cricket Club. The ground floor offers a bright and welcoming entrance hall with practical understairs storage, along with a convenient WC/utility room. The spacious lounge features beautiful parquet flooring flowing seamlessly into the hallway, complemented by a charming log burner, perfect for cosy evenings. There is also a light-filled dining room overlooking the rear garden, alongside a generously sized kitchen ideal for family living. Upstairs, the first floor comprises two well-proportioned double bedrooms, a larger-than-average third bedroom, and a modern family bathroom. The loft conversion provides an impressive main bedroom with a stylish en-suite shower room, all enjoying breathtaking views across the cricket fields and beyond. Externally, the property boasts a substantial rear garden with both patio and lawn areas, as well as direct access to the cricket field, perfect for peaceful walks or relaxing outdoors. To the front, there is a tandem driveway offering off-street parking for multiple vehicles, a detached garage, and a lawned area. Holmoaks is quietly positioned within a desirable residential setting yet remains within easy walking distance of highly regarded schools, local amenities, and Rainham train station. This is a fantastic opportunity not to be missed, pick up the phone and start dialling the Greyfox sales team in Rainham today to arrange your viewing now! EPC awaited.



HOLMOAKS, RAINHAM, GILLINGHAM, KENT, ME8 7DQ



Lounge

20' 04" x 9' 11" (6.20m x 3.02m)

WC

6' 02" x 4' 11" (1.88m x 1.50m)

Kitchen

15' 03" x 8' 06" (4.65m x 2.57m)

Dining Room

14' 04" x 9' 05" (4.37m x 2.87m)

Garage

17' 04" x 8' 02" (5.28m x 2.49m)

Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom 3

10' 02" x 9' 08" (3.10m x 2.95m)

Bedroom 4

8' 06" x 7' 11" (2.59m x 2.41m)

Bathroom

6' 02" x 5' 05" (1.88m x 1.65m)

Bedroom 1

12' 03" x 12' 0" (3.73m x 3.66m)

En Suite

6' 04" x 5' 07" (1.93m x 1.70m)



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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>.



TOTAL FLOOR AREA: 1560 sq.ft. (144.9 sq.m.) approx.

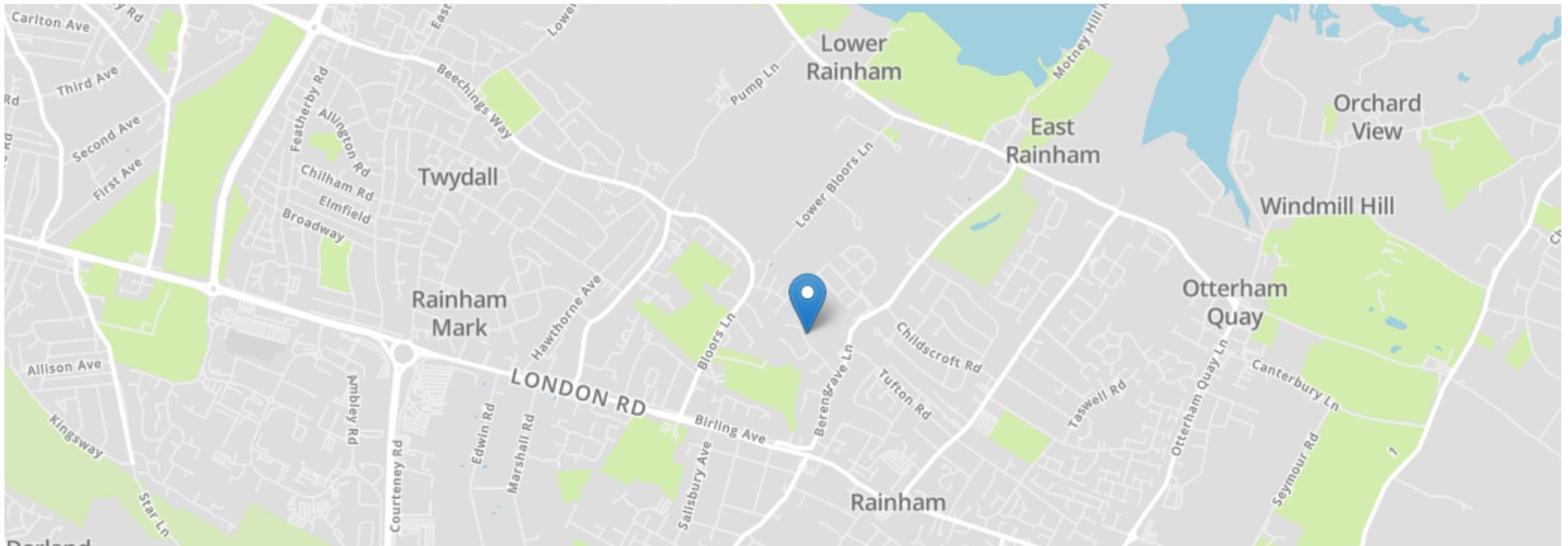
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Medway

Band D

Tax Band Amount: £2319.29



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

From Rainham Station head towards Henry Street, turn right onto Childscroft Road, turn left onto Berengrave Lane, then turn right onto Holmoaks and your destination will be on the right.



Greyfox Prestige Rainham

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