

# haus

Estate Agents



Three Bedroom Semi-Detached House  
Chalfont Drive, Rainham, Kent, ME8 9DN

Guide Price £375,000  
Freehold



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## Description

Guide Price £375,000 - £400,000

Step into the inviting embrace of this charming extended semi-detached house nestled in the heart of Rainham, Kent. As you step through the porch, you're greeted by a welcoming main hallway. To your right, discover a delightful lounge area, illuminated by ample sunlight streaming through generously sized windows. The neutral color scheme enhances the spaciousness and tranquility of the room, offering a perfect retreat for relaxation or entertainment. On the left side of the hallway, a conveniently located bathroom awaits, complete with a bathtub and shower cubicle, catering to all your needs with ease. Crossing the hallway leads you to an expansive open-plan kitchen/family room area, where culinary delights and cherished family moments seamlessly intertwine. Enjoy the warmth of togetherness as you dine on your favorite meals amidst the comforting ambiance of this versatile space. Ascending the staircase, you'll find three cozy bedrooms awaiting your repose. One of these bedrooms boasts the luxury of an en suite, offering privacy and convenience. The remaining two bedrooms offer ample space for rest and relaxation, ensuring every member of the household feels at home. An upstairs WC adds further convenience to this thoughtfully designed layout. Outside, a low-maintenance south-facing garden beckons, providing a serene outdoor retreat bathed in sunlight. An outbuilding stands ready to accommodate all your storage needs, keeping the main living areas clutter-free and organized. This property includes the added convenience of 1/2 car parking space, ensuring ease of access and mobility for residents. With its blend of comfort, functionality, and modern elegance, this semi-detached house offers a truly harmonious living experience in the picturesque setting of Rainham, Kent.

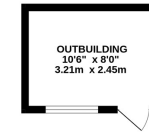
## Key Features

- Three bedroom extended semi-detached
- Sought after location
- Contemporary layout
- Parking for 2 cars
- Potential for side extension (subject to planning or consent)
- En-suite to main bedroom
- Ground floor bathroom and first floor w.c
- Low maintenance south facing garden measuring approximately 23' 3" x 26' 11"

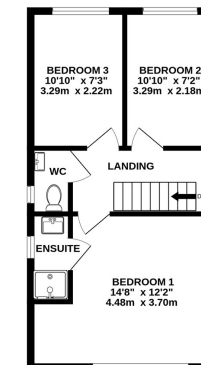
## Local Area

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  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.8 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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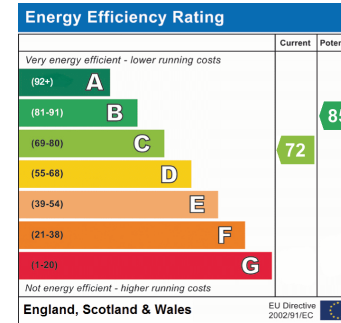
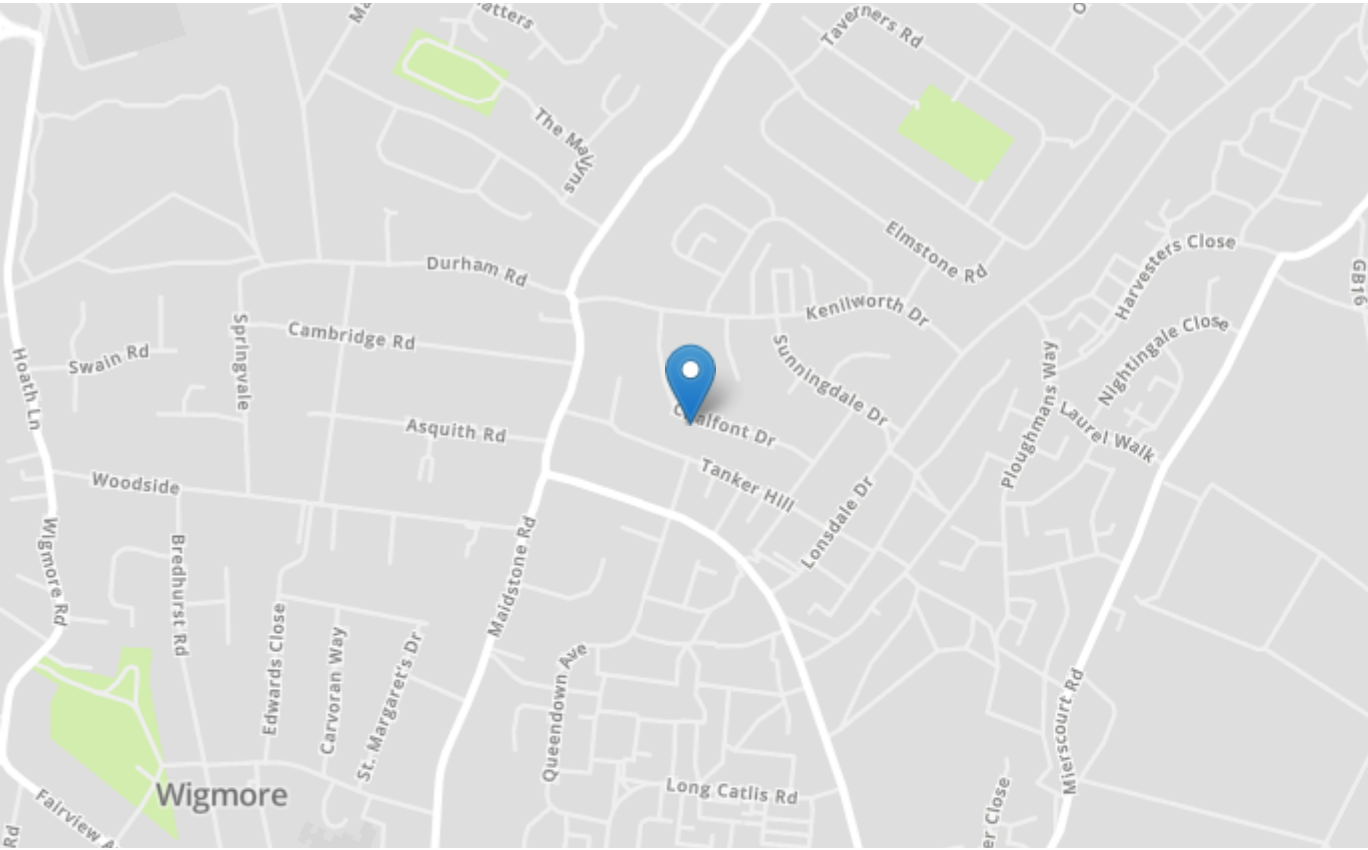






## Property Location

Chalfont Drive, Rainham, Kent, ME8 9DN



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

## haus Estate Agents

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### Agent Notes

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