



THE PLATTERS



Offers in Excess of £550,000 Freehold

## THE PROPERTY

This fantastic extended four-bedroom detached family home located in a popular cul-de-sac in Rainham is bound to be popular.

On the ground floor a bright and airy dining area benefits from a bay window and leads to the spacious lounge with sliding doors leading to the garden. The kitchen offers ample counter space, room for a breakfast area and leads to the utility room providing additional storage and laundry facilities all enhancing the functionality of the home. Off the kitchen the light-filled conservatory is perfect for enjoying a quiet moment or hosting casual gatherings. A downstairs toilet comes in handy, and the garage is partially converted hosting a study and place for extra storage.

Upstairs this property boasts four well-proportioned bedrooms, each offering a generous and comfortable space for rest and relaxation. The main bedroom enjoys the added luxury of its own ensuite shower room and there is also a family bathroom. Externally, the expansive rear garden offers a generous outdoor space perfect for a variety of activities. The garden is beautifully enhanced with established shrubs, providing natural beauty and a sense of privacy. The front hosts a garden and driveway with ample parking and side access.

This home has had a large double story side extension but still offers potential to extend STTP and won't be around for long, so contact the Greyfox sales team in Rainham to arrange your viewing now!





**Dining Room**

4.5m x 3.3m (14' 9" x 10' 10")

**Kitchen**

5.5m x 2.5m (18' 1" x 8' 2")

**Office**

3.1m x 2.3m (10' 2" x 7' 7")

**Living Room**

4.7m x 4.7m (15' 5" x 15' 5")

**Conservatory**

**Utility Room**

**WC**

**Bedroom 1**

3.2m x 3m (10' 6" x 9' 10")



**Bedroom 2**

4.4m x 2.8m (14' 5" x 9' 2")

**Bedroom 3**

4.2m x 2.4m (13' 9" x 7' 10")

**Bedroom 4**

2.9m x 2.5m (9' 6" x 8' 2")

**Bathroom**

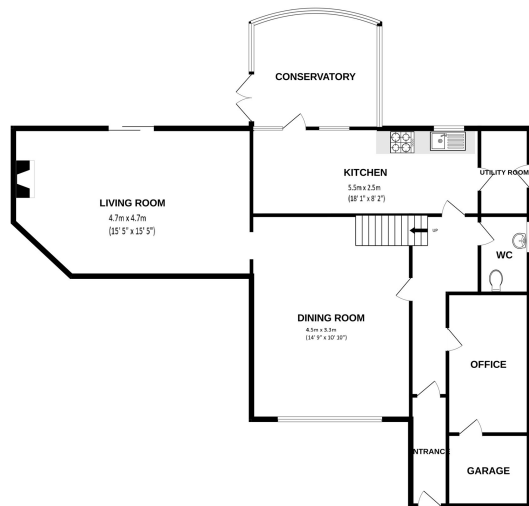
**Garage**



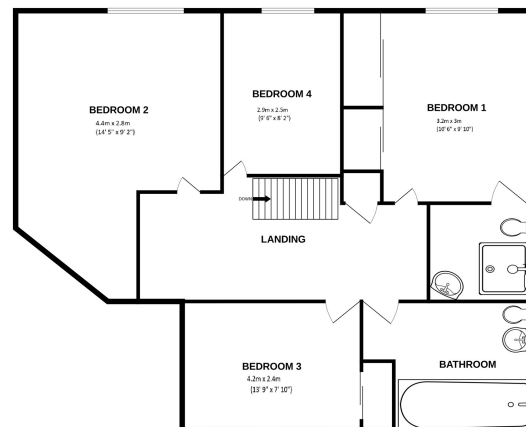


THE PLATTERS, RAINHAM, GILLINGHAM, KENT, ME8 0DJ

GROUND FLOOR  
1641 sq.ft. (152.4 sq.m.) approx.



1ST FLOOR  
2268 sq.ft. (210.7 sq.m.) approx.



TOTAL FLOOR AREA: 3909 sq.ft. (363.2 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

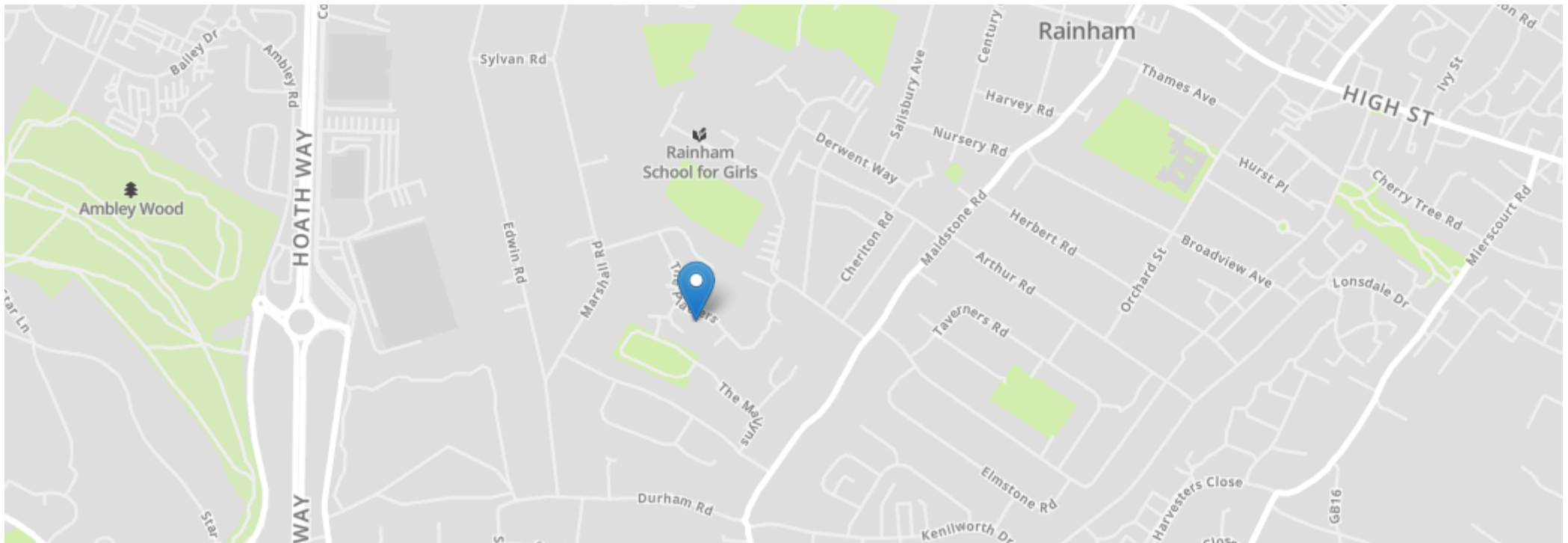
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	71	82
England, Scotland & Wales	EU Directive 2002/91/EC	

### 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

Medway  
Band F



## 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

## DIRECTIONS

Head South-East on Rainham A2. Take Station Rd/B2004 to Longley Road in Rainham. Turn left onto Longley Road. Turn left onto Holding Street. At the roundabout, take the 2nd exit onto High St/A2. Turn left onto Marshall Road. Turn left onto The Goldings Turn right onto The Platters. Turn right to stay on The Platters.



## Greyfox Prestige Rainham

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