



**Three Bedroom Semi-Detached House**  
Childscroft Road, Rainham, Gillingham, Kent, ME8 7ST

**Guide Price £350,000**  
**Freehold**

# Childscroft Road, Rainham, Gillingham, Kent, ME8 7ST

Guide Price £350,000

Freehold

## Description

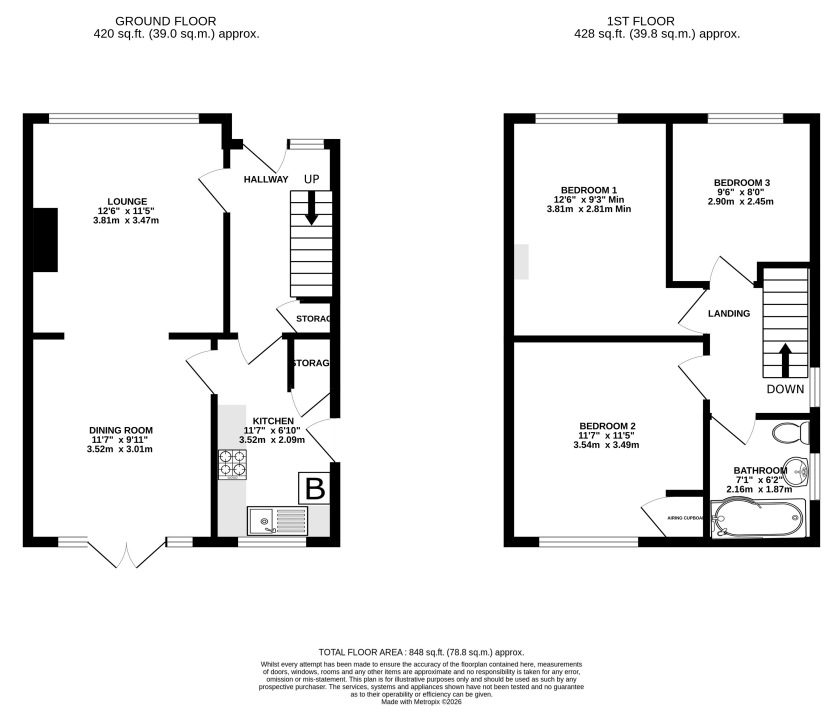
**\*\*Guide Price £350,000-£375,000\*\*** Three-bedroom semi-detached family home with exceptional potential in a prime Rainham location and offered with no onward chain. Ideally situated within walking distance of Rainham precinct, offering a range of shops, restaurants, and cafés, as well as the mainline train station. With good transport links and schools nearby, this well-proportioned home combines everyday convenience with a peaceful residential setting. The ground floor features a generous entrance hall with useful understairs storage, a spacious open-plan lounge/diner ideal for family living and entertaining, and a bright, airy kitchen overlooking the rear garden. Upstairs, the property offers two generous double bedrooms, a larger-than-average single bedroom, and a family bathroom. Externally, the rear garden is a real highlight, a wonderful size with a lawn, patio area and well-established shrubs and plants, providing excellent outdoor space. To the front is a lawned garden alongside a driveway leading to a garage. The home also provides excellent potential to extend, with scope for a rear extension, side extension, and loft conversion (STPP). Located close to good schools, transport links, and local amenities, yet tucked away on a quiet residential estate, homes with this level of potential and location don't stay on the market for long, pick up the phone and start dialling the Greyfox Rainham team today to avoid missing out!

## Key Features

- Offered With No Onward Chain
- Semi-Detached Family Home
- Boasting Ample Off Street Parking With Driveway & Garage
- Lots Of Potential To Extend (STRP)
- Spacious Open Plan Lounge/Diner & A Seperate Kitchen
- Walking Distance to Rainham Precinct & Train Station
- Three Generously Sized Bedrooms
- Beautiful Rear Garden Measuring Approx 64ft x 37ft

## 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.

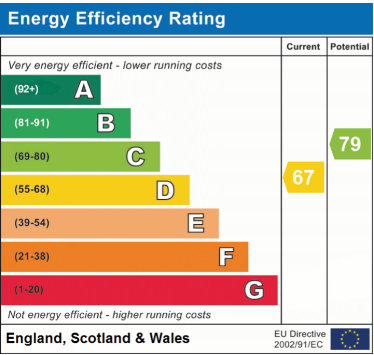
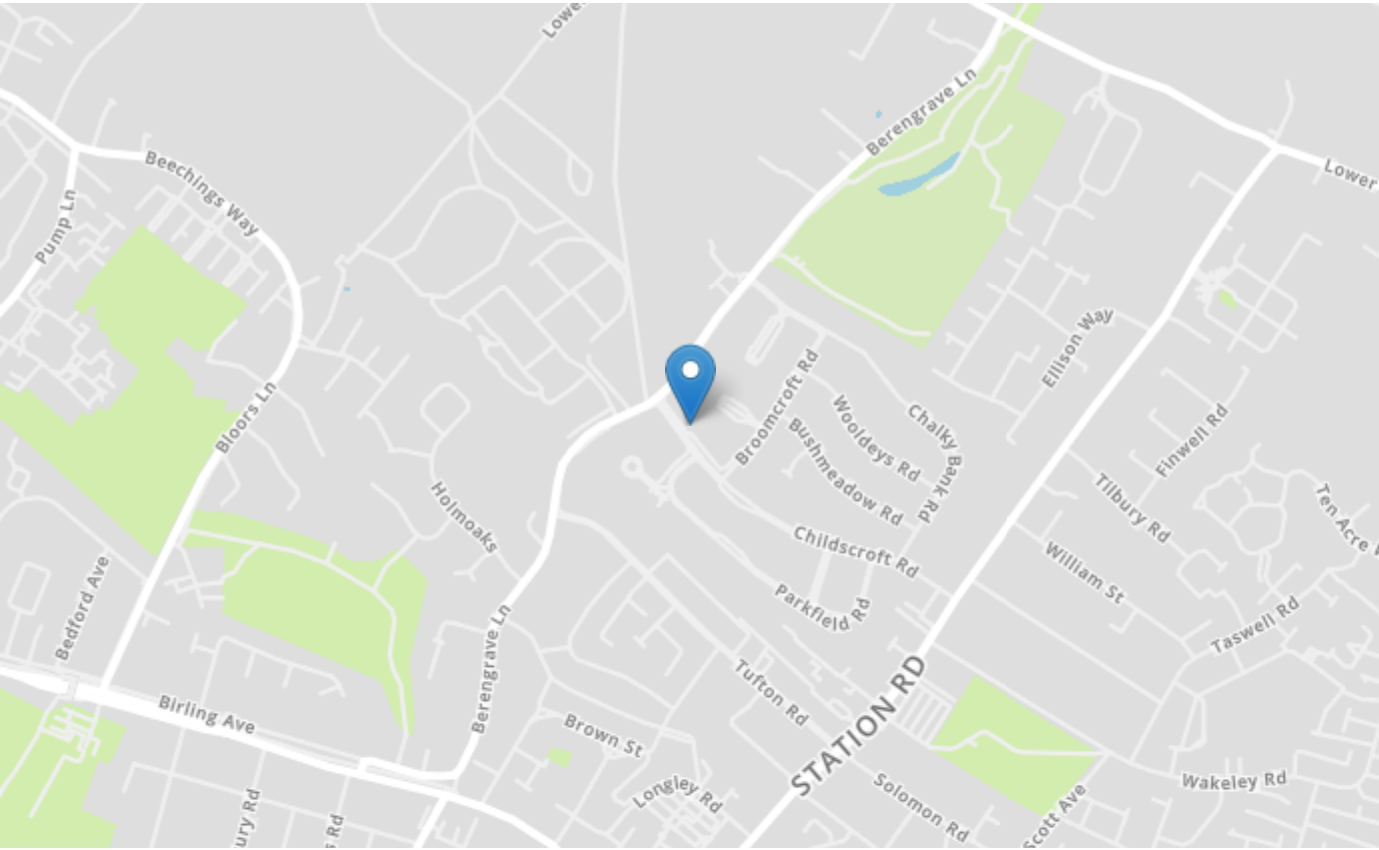






### Property Location

Childscroft Road, Rainham, Gillingham, Kent, ME8 7ST



Tenure	Freehold
Lease Term	n/a
Ground Rent	n/a
Service Charge	n/a
Local Authority	Medway
Council Tax	Band D

**Greyfox Walderslade**  
Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent  
ME5 9LR  
Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

**Greyfox Rainham**  
67C High Street  
Rainham  
Kent  
ME8 7HS  
Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

**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>.