



BRAMLING WAY



Guide Price £550,000 Freehold

THE PROPERTY

Guide Price £550,000 - £575,000. This beautifully presented former show home, in a prime Rainham location is not to be missed! Built in 2019 the property has a high energy efficiency rating, ultra-fast broadband connection, a fantastic layout which is perfect for everyday family living. The accommodation offers a large entrance hallway, downstairs w/c, utility room, generous lounge with triple aspect windows and feature fireplace with marble surround, and a kitchen/breakfast/family room which is a great space to spend family time together and the true hub of the home. Upstairs a spacious family bathroom and four double bedrooms with the main bedroom benefitting from built in wardrobes and a modern en-suite with large walk in shower. Externally an attractive front garden, detached garage and tandem driveway and a south west facing rear garden with lawn, plant borders, gated side access and large porcelain paved patio, which is an ideal space for entertaining. With a choice of nursery, primary and secondary schools close by, easy access to motorway links and Rainham high street with its array of shops, restaurants, coffee shops and the mainline train station within 0.8 miles of the property, the location couldn't be any better. This is a must see so call the Greyfox Sales Team in Rainham to arrange your viewing now!





Lounge

21' 4" x 11' 11" (6.50m x 3.63m)

Kitchen/Dining/Family

25' 9" x 11' 7" (7.85m x 3.53m)

Utility Room

6' 6" x 5' 9" (1.98m x 1.75m)

Wc

6' 6" x 3' 4" (1.98m x 1.02m)

Bedroom 1

12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom 2

11' 9" x 9' 4" (3.58m x 2.84m)



Bedroom 3

11' 9" x 9' 9" (3.58m x 2.97m)

Bedroom 4

10' 3" x 8' 10" (3.12m x 2.69m)

Bathroom

8' 2" x 6' 8" (2.49m x 2.03m)

Ensuite

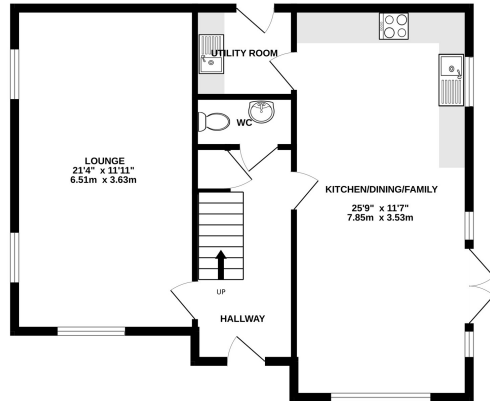
7' 11" x 4' 8" (2.41m x 1.42m)



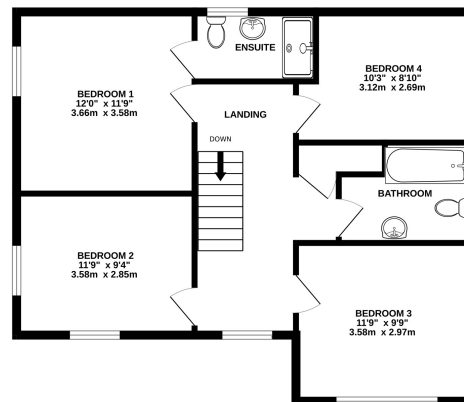


BRAMLING WAY, RAINHAM, GILLINGHAM, KENT, ME8 8FG

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.




1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 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

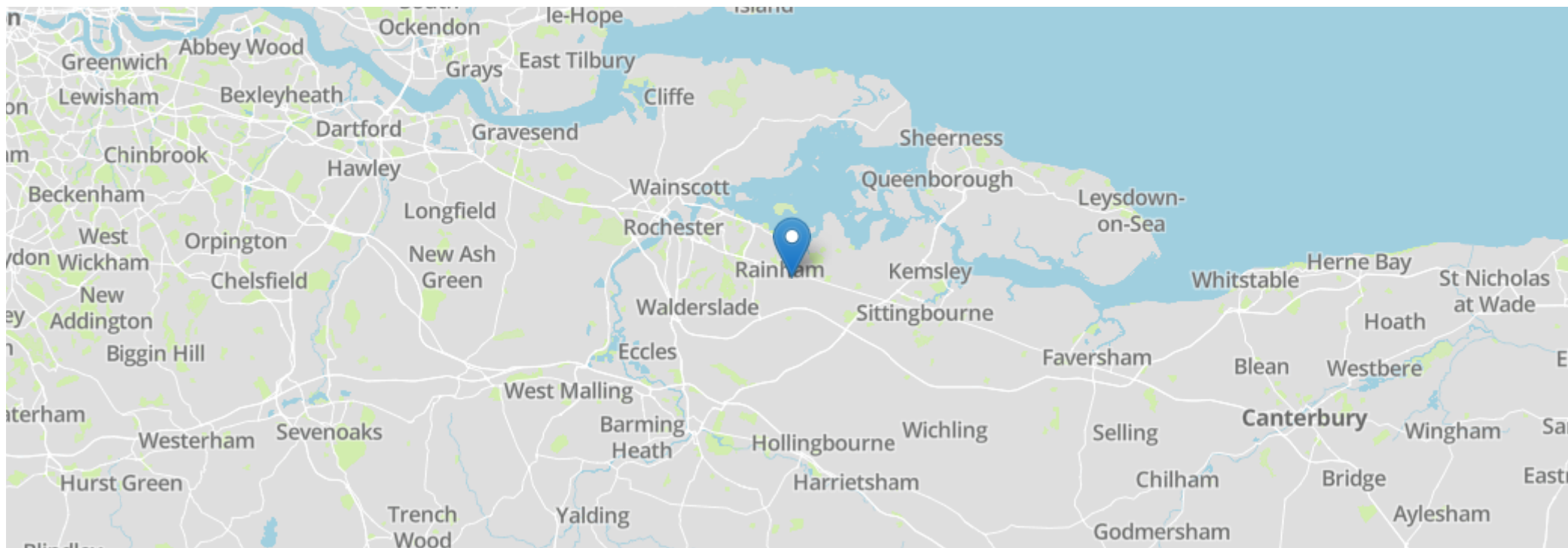
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		93
A		
(81-91)	84	
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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, a mainline station and a selection of local schools including Rainham Mark Grammar School.

DIRECTIONS

Moto Medway

M2 eastbound and westbound between Junction 4 and 5, Rainham, Gillingham ME8 8PQ, Head east towards M2, Continue on M2. Take Maidstone Rd/A249 and A2 to Mierscourt Rd in Rainham, Merge onto M2, At junction 5, take the A249 exit to Sittingbourne/Sheerness/Channel Tnl, Keep left at the fork and merge onto Maidstone Rd/A249, Take the A2 exit towards Rainham/Sittingbourne, At the roundabout, take the 1st exit onto Keycol Hill/A2

Continue to follow A2, Follow Mierscourt Rd to Bramling Wy, Turn left onto Mierscourt Rd, Turn left onto Bramling Wy.

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