



Three Bedroom End of Terrace House
Chalkenden Avenue, Rainham, Kent, ME8 6AQ

Guide Price £290,000
Freehold

Chalkenden Avenue, Rainham, Kent, ME8 6AQ

Guide Price £290,000

Freehold

Description

Guide Price £290,000 - £310,000

Welcome to this inviting and spacious three-bedroom end of terrace house, offering a delightful blend of comfort and potential. Situated in a sought – after neighbourhood, this residence promises a lifestyle of ease and convenience. Upon entering, you're greeted by a generously proportioned through lounge diner on the ground floor, exuding a bright airy ambience. This versatile space provides ample room for both relaxation and entertaining, with large windows inviting natural light to fill the room. Adjacent, discover a well-appointed kitchen, perfectly designed to cater to culinary enthusiasts. Beyond lies a versatile conservatory, adaptable to your lifestyle needs - whether it becomes a serene play area, a tranquil reading nook. or a practical utility space, the choice is yours. Externally, the property offers parking for two cars to the front, ensuring convenience for residents and guests alike. The rear of the property and the expensive loft space present exciting opportunities for expansion, subject to necessary permissions or consent, allowing you to tailor the home to suit your evolving requirements and aspirations. Ascending to the first floor, you'll find three well- proportioned bedrooms, each offering a peaceful retreat at the end of a busy day. The family bathroom, in keeping with the age and style of the property, provides both functionality and charm, completing this delightful living space. In summary, this end of terrace house presents an exceptional opportunity to acquire a comfortable family home with the added potential for expansion, all within a desirable location. Don't miss the chance to make this property your own and create a haven tailored to your lifestyle and preferences. To arrange a viewing and avoid disappointment of missing out, please contact the Haus team, in Rainham.

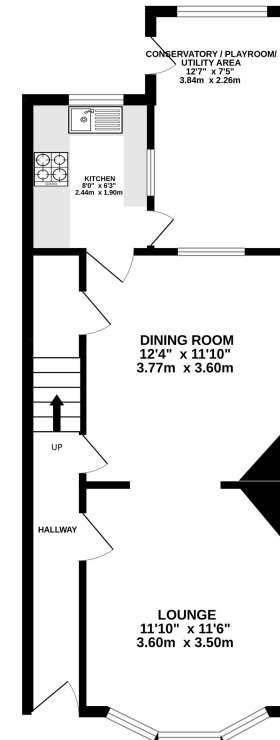
Key Features

- No onward chain
- Three bedroom end of terrace house
- Parking for approximately 2-3 cars
- Potential to extend into loft space and rear (Subject to relevant planning permissions/consent)
- Through lounge/ diner
- Conservatory / playroom / utility area
- Popular location
- North west facing rear garden measuring approximately 50' x 20'

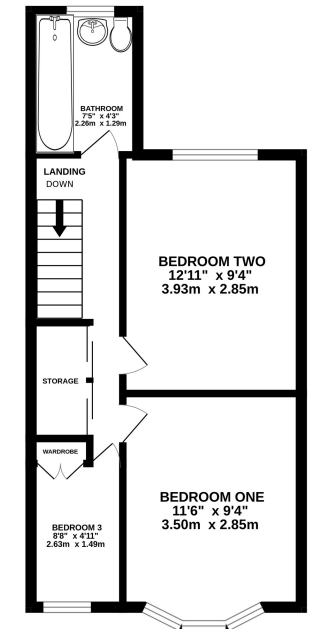
Local Area

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
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



CHALKENDEN AVENUE, GILLINGHAM, KENT, ME8 6AQ

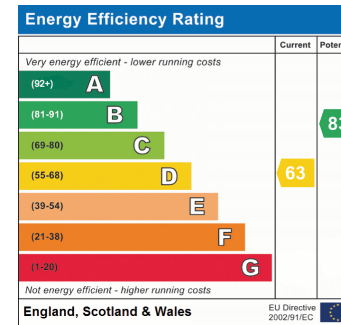
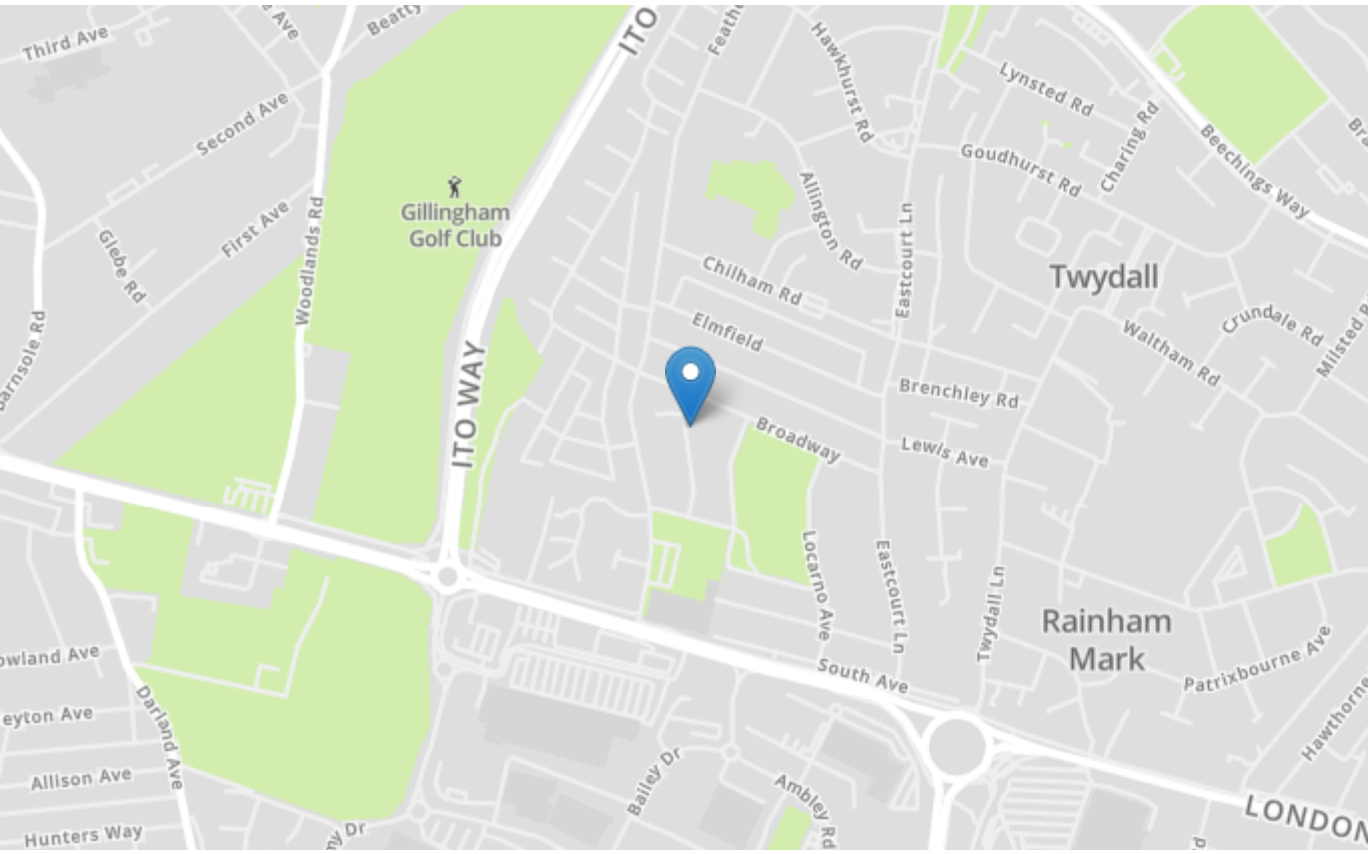
TOTAL FLOOR AREA: 1038sq.ft. (96.4 sq.m.) approx.

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.
Made with Metropix ©2024



Property Location

Chalkenden Avenue, Rainham, Kent, ME8 6AQ



Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway Council
Council Tax	Band C

haus Estate Agents

26, London Road
 Gillingham
 Kent
 ME8 6YX
 Tel: 01634 848883 Email:
 hello@hausestateagents.co.uk

Agent Notes

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. The seller does not make or give nor do our employees or haus Estate Agents have authority to make or give any representation or warranty to the property. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment, or facilities. 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. References to tenure, service charges and ground rent (where applicable) as well as council tax are based on information supplied by the seller. The Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. The copyright of all details, photographs and floorplans remains exclusive to haus Estate Agents. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.