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29 Sandringham Road

Rainham •

Price: £450,000



29, Sandringham Road, Rainham, ME8 8RP  
£450,000

- FOUR BEDROOM SEMI DETACHED HOME
- DRIVEWAY
- EN SUITE TO MASTER BEDROOM
- DOWNSTAIRS WC
- OFFICE
- SNUG/BEDROOM
- ALL DOUBLE BEDROOMS
- CLOSE TO M2 MOTORWAY
- EPC RATING: AWAITED
- CTAX BAND: C

Nestled on the charming Sandringham Road in Rainham, this delightful semi-detached home offers a perfect blend of comfort and practicality for modern family living. With four generously sized double bedrooms, including a master suite complete with an en suite bathroom, this property is designed to accommodate the needs of a growing family or those who enjoy having extra space.

The home features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is complemented by breakfast area, enhancing the functionality of the ground floor. Additionally, the property boasts a downstairs WC and a dedicated office space, ideal for those who work from home or require a quiet area for study.

Outside, the property benefits from a private driveway, ensuring off-road parking for your vehicles. The surrounding area is known for its friendly community and convenient access to local amenities, schools, and transport links, making it an ideal location for families and professionals alike.

This semi-detached house on Sandringham Road is not just a place to live; it is a home where cherished memories can be made. With its spacious layout and thoughtful features, it presents an excellent opportunity for anyone looking to settle in this vibrant part of Rainham. Do not miss the chance to make this wonderful property your own.

EPC Rating: Awaited.

**Porch**  
52" x 3'11" (1.59m x 1.21m)

**Entrance Hall**  
4'3" x 19'10" (1.32m x 6.06m)

**Snug/Bedroom**  
7'4" x 10'11" (2.25m x 3.35m)

**Office**  
6'8" x 5'4" (2.04m x 1.65m)

**Kitchen**  
7'9" x 13'0" (2.38m x 3.97m)

**Kitchen/Breakfast**  
8'6" x 9'5" (2.61m x 2.88m)

**Lounge/Diner**  
21'11" x 10'8" (6.69m x 3.26m)

**Downstairs WC**  
4'8" x 2'10" (1.44m x 0.87m)

**Landing**  
6'0" x 2'8" (1.83m x 0.82m)

**Bedroom 1**  
11'6" x 9'9" (3.53m x 2.99m)

**En Suite**  
9'10" x 2'10" (3.02m x 0.88m)

**Bedroom 2**  
11'4" x 11'11" (widest points) (3.47m x 3.64m (widest points))

**Bedroom 3**  
11'5" x 9'9" (3.48m x 2.99m)

**Bedroom 4**  
12'2" x 8'10" (widest points) (3.73m x 2.70m (widest points))

**Bathroom**  
7'8" x 6'7" (2.34m x 2.02m )

**Important Notice**  
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

**NB**  
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

**AML Charges**  
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

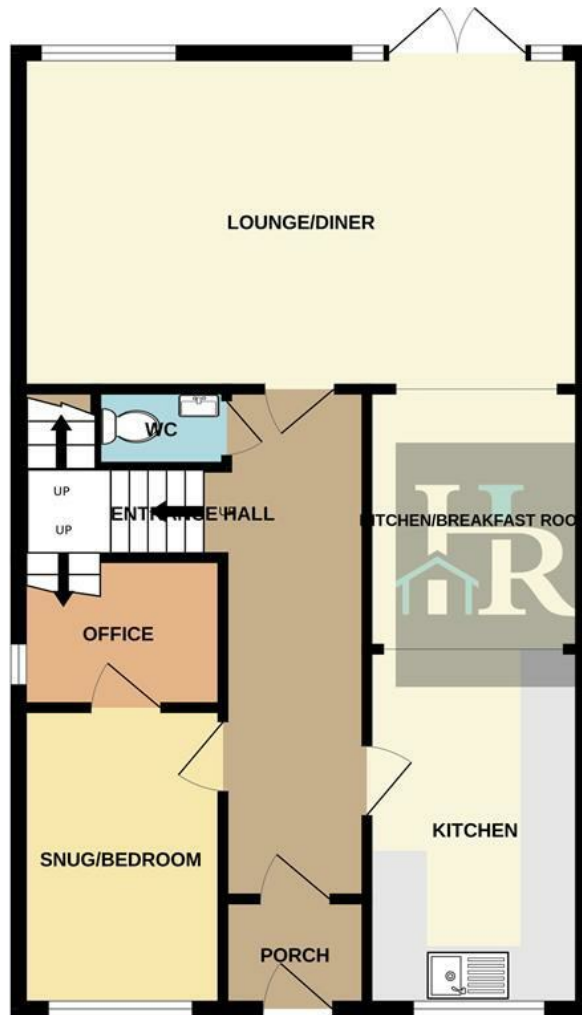


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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



1ST FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 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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