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HARRISONS REEVE

4 Childscroft Road

• Rainham

Price: Offers In Excess Of £400,000

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4, Childscroft Road, , ME8 7ST
Offers In Excess Of £400,000

- PRICE OFFERS IN EXCESS OF £400,000
- FOUR BEDROOMS
- SEMI-DETACHED HOUSE
- EXTENDED
- NO ONWARD CHAIN
- GARAGE AND DRIVEWAY
- UTILITY
- CONSERVATORY
- EPC RATING D
- MEDWAY COUNCIL TAX BAND D

Nestled in the desirable area of Rainham, this EXTENDED SEMI-DETACHED house on Childscroft Road presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting FOUR well-proportioned bedrooms, this property is perfect for those needing extra space for family or guests.

Upon entering, you will find two inviting reception rooms, ideal for both relaxation and entertaining. The layout of the home is designed to provide a warm and welcoming atmosphere, making it a perfect setting for family gatherings or quiet evenings in. The property also features a well-appointed bathroom, ensuring convenience for all residents and a downstairs WC.

One of the standout features of this home is the ample parking available, with space for up to THREE VEHICLES. This is complemented by a GARAGE and a driveway, providing additional practicality for busy households.

The location is particularly appealing, situated just a 12-minute walk from Rainham train station, making commuting to London and other areas straightforward. The absence of an onward chain adds to the attractiveness of this property, allowing for a smoother transition for potential buyers.

In summary, this semi-detached house on Childscroft Road offers a blend of space, convenience, and a prime location, making it an ideal choice for those looking to settle in the vibrant community of Rainham. Don't miss the chance to make this lovely property your new home.

EPC RATING D
MEDWAY COUNCIL TAX BAND D

GROUND FLOOR

PORCH
6'2" x 3'7" (1.9 x 1.1)
With door/window to the front and door leading into the entrance hall.

ENTRANCE HALL
10'9" x 5'6" (3.3 x 1.7)
With stairs leading to the first floor, radiator and under-stairs cupboard.

LOUNGE
12'5" x 9'10" (3.8 x 3.0)
Window to the front, radiator and gas fire.

DINING ROOM
11'9" x 9'10" (3.6 x 3.0)
With a radiator and sliding doors leading to the conservatory.

KITCHEN
11'9" x 7'6" (3.6 x 2.3)
With base and eye level units, window, sink and integrated cooker/hob.

UTILITY
9'2" x 7'10" (2.8 x 2.4)
With boiler, door leading to the rear garden, window and wall mounted units.

W C
3'7" x 3'3" (1.1 x 1.0)
Low lever WC, wall mounted sink and radiator.

CONSERVATORY
15'1" x 11'9" (4.6 x 3.6)
With windows and French doors leading to the rear garden.

FIRST FLOOR

BEDROOM 1
16'4" x 7'6" (5.0 x 2.3)
With window and radiator.

BEDROOM 2
12'1" x 8'6" (3.7 x 2.6)
With window and radiator.

BEDROOM 3
11'5" x 11'1" (3.5 x 3.4)
With window and radiator.

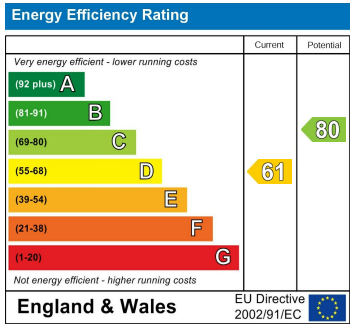
BEDROOM 4
9'10" x 7'10" (3.0 x 2.4)
With window and radiator.

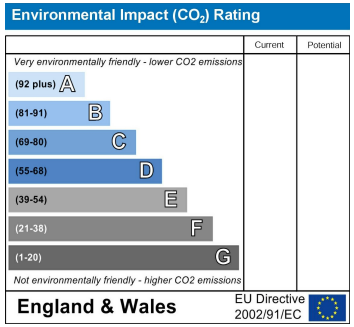
BATHROOM
White suite with bath, low level WC, sink with vanity unit and frosted window.

GARAGE
20'8" x 7'6" (6.3 x 2.3)

GARDENS
Front with driveway.

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.





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GROUND FLOOR
821 sq.ft. (76.2 sq.m.) approx.

1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.

TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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