



## 276 Maidstone Road

Rainham, ME8 0HH

Offers in excess of £550,000



A unique and individual period home boasting spacious rooms and ample accommodation to satisfy a multitude of buyer requirements. The high ceilings throughout this family home help accentuate the feeling of space and light and the wider than average plot help provide a superb sized garden, or the potential to extend to the side or rear (STPP).

The configuration downstairs offers versatile living space, comprising of a lounge or dining room, a superb sized dining room/additional lounge area, cloakroom, and kitchen with breakfast bar. Both the dining area and kitchen offer direct access to the sunny and westerly aspect garden, perfectly complimented by a substantial decked area, ideal for entertaining.

Upstairs boasts three double bedrooms, a good sized single and bathroom.

One of the standout features is the approx 20' summerhouse/garden room, which benefits from a power supply and offers excellent space for a gym or home office.

The frontage provides parking for multiple vehicles and leads to a practical sized garage.

This fine property is located within the catchment area of numerous schools, both primary and secondary, and also within easy reach of Rainham Station and shops. Offered with NO CHAIN, call today to view!



## Entrance Door

## Hallway

## Lounge

13'5 x 11'9 (4.09m x 3.58m)

## Dining Room/Versatile Use

20'6 x 12'0 max (6.25m x 3.66m max)

## Inner Hallway

## WC

7'3 x 3'4 (2.21m x 1.02m)

## Kitchen/Breakfast Room

16'6 x 13'5 (5.03m x 4.09m)

## Stairs Up From Hallway

## Landing

## Bedroom 2

15'3 x 7'9 into cupboard (4.65m x 2.36m into cupboard )

## Bathroom

11'0 x 4'9 (3.35m x 1.45m)

## Bedroom 1

11'9 x 11'8 (3.58m x 3.56m)

## Bedroom 3

11'9 x 8'5 (3.58m x 2.57m)

## Bedroom 4

8'4 x 8'4 (2.54m x 2.54m)

## Garden

approx 110'x 45' (approx 33.53mx 13.72m )

## Summer House/Garden Room

19'4 x 9'8 (5.89m x 2.95m)

## Garage

15'5 x 11'4 (4.70m x 3.45m)

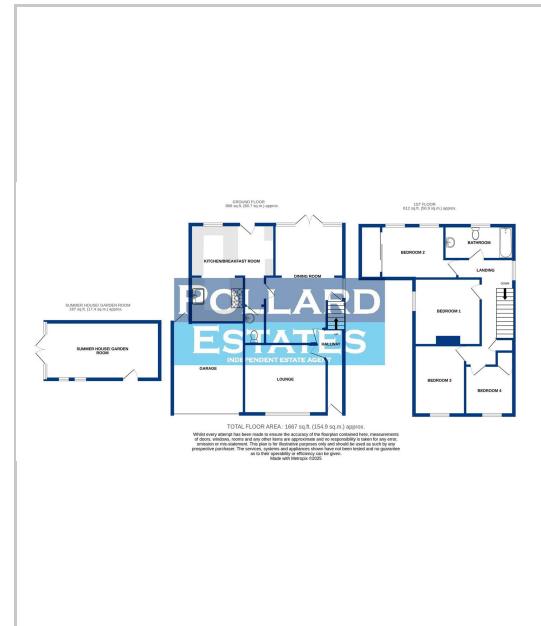
## Driveway For Numerous Cars

## Important Notice -

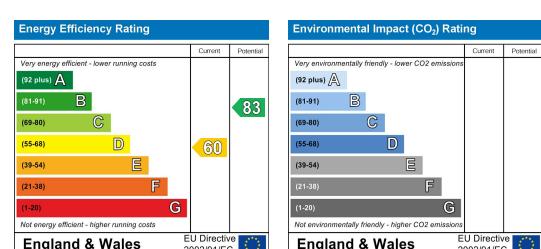
## Area Map



## Floor Plans



## Energy Efficiency Graph



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