



## 664 Lower Rainham Road

Rainham, ME8 7TY

Guide price £425,000



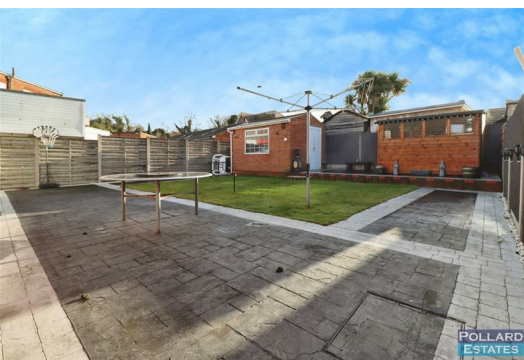
Guide Price £425,000 - £450,000

A well presented detached bungalow which was built in the 1960's, offering a southerly aspect and a practical layout, ideal for buyers seeking a home they can move straight into. The property has been carefully maintained and thoughtfully improved by the current sellers. A generous frontage provides ample driveway parking, and the bungalow's position allows natural light to flow throughout. The lounge overlooks the well kept and low maintenance rear garden which consists of lawn and imprinted concrete providing a comfortable space to relax, while the modern kitchen offers good storage, sleek work surfaces and room for a Rangemaster-style cooker, and large fridge freezer.

There are two well proportioned bedrooms, with the main bedroom benefiting from an adjoining dressing room/bedroom 3. The contemporary shower room includes a double shower cubicle and a clean, modern finish. A notable feature is the 13'2 x 9'1 outbuilding, complete with power and light, offering excellent flexibility for use as a home office, gym or hobby room. The rear garden enjoys the best of the sunny aspect and provides a pleasant outdoor space. The property is situated in a popular Rainham location with convenient access to the train station, shopping centre and local amenities. Lower Rainham Road links easily to the Medway Tunnel and motorway network, while nearby Motney Hill, Riverside Country Park and Berengrave Nature Reserve offer attractive walking routes and wildlife areas.

This is a well maintained home ready for immediate occupation. Viewings are available by appointment.

This lovely bungalow has been in the same family for many years, underscoring the lasting appeal of the area.



Door To

Porch

Door To

Hallway

Lounge

15'6 x 11'9 (4.72m x 3.58m)

Kitchen

10'8 x 8'8 (3.25m x 2.64m)

Bedroom 1

11'9 x 11'5 (3.58m x 3.48m)

Dressing Room / Bedroom 3

14'2 x 7' (4.32m x 2.13m)

Bedroom 2

11'8 x 10'4 (3.56m x 3.15m)

Shower Room

7'5 x 7'3 (2.26m x 2.21m)

Garden Room

With light, power and houses the boiler

Garden

approx 40 x 40' (approx 12.19m x 12.19m)

Imprinted concrete and laid to lawn

Brick Built Shed

13'2 x 9'1 (4.01m x 2.77m)

Power and light

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Measurements, photographs and plans are approximate and for illustrative purposes only.

It should not be assumed that the property has all necessary planning, building regulation or other consents.

Services, appliances and systems have not been tested. Buyers must satisfy themselves by inspection or other means.

Tenure, ground rent, service charges and other leasehold details are provided by the seller and must be verified by a solicitor.

Any changes to charges or terms should be confirmed independently.

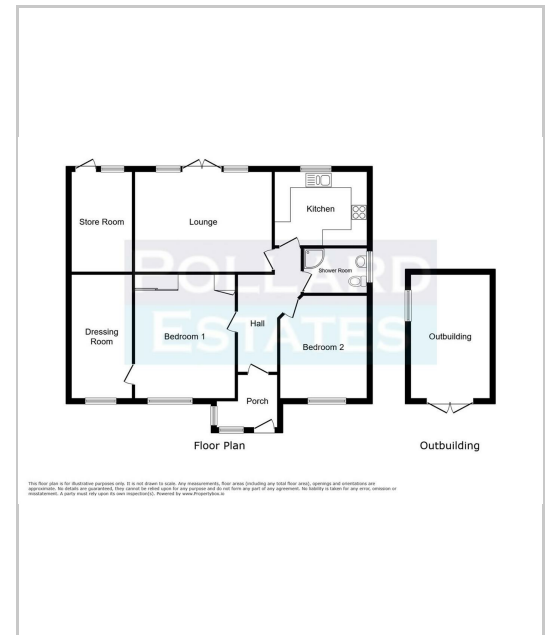
Purchasers will be required to provide identification under current Money Laundering Regulations before an offer can be accepted.

Personal data supplied during the enquiry or offer process will be handled in accordance with our privacy policy.

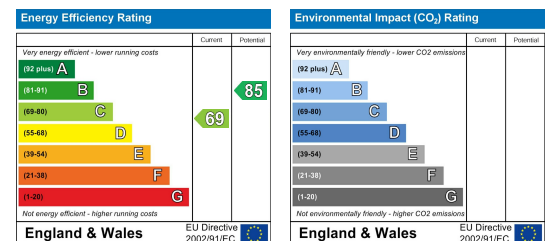
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.