



FOR SALE

SANDGATE COURT, RAINHAM

**VASTLY EXTENDED AND IMPROVED FOUR/FIVE BEDROOM HOUSE
MAGNIFICENT 31' x 11'7 ORANGERY OVERLOOKING LANDSCAPED GARDENS
GYMNASIUM, OFFICE/STUDY, DOWNSTAIRS CLOAK ROOM, UTILITY ROOM, TWO
EN-SUITES PLUS A FAMILY BATHROOM, GAS CENTRAL HEATING, EPC RATING D**

OIEO £650,000.00



2 SANDGATE COURT, RAINHAM

For Sale is this RARELY AVAILABLE and vastly extended and Improved house on a corner plot in a very quiet location yet very close to all the local amenities and the motorway links offering everything and more as a family home. The current owners have thoughtfully and sympathetically extended and modernised on all floors to create a spacious and comfortable retreat spanning over 2100 Sq Ft.

On entering the property, you are greeted with a large entrance hall that sets the tone for the beautiful interior. On the ground floor the lay out includes a Play Room/Bedroom 5, Cloak Room, Utility Room, a large Kitchen Breakfast Room, An Orangery oozing with natural light, 18'1 x 16'1 Sitting Room, Study, and a Gymnasium with door opening to the rear garden whilst on the first floor, you have the Master Bedroom with an En-suite Bathroom, Bedroom two with an En-Suite Bathroom, Two more good size bedrooms and a family Bathroom.

Externally there is a drive to the front with parking and a generous corner plot to the rear which is a stunning example of what can be achieved with some planning in a garden. There are several Seating and entertainment areas set amongst landscaped gardens laid to lawn and borders with trees and shrubs.

Rainham offers a variety of shops including Hempstead Valley shopping centre which is a few minute drive away, a selection of schools for all ages, several nature reserves and parks close by and a mainline railway station. The M2 and M20 motorways are also very close giving access to London and the Coast.



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DIMENSIONS:

ENTRANCE HALL

22'9 x 5' Narrowing to 3'10

PLAY ROOM/BEDROOM 5

16'9 x 7'10

CLOAK ROOM

5'1 x 5'9 Narrowing to 3'1

SITTING ROOM

18'1 x 16'1

KITCHEN/BREAKFAST ROOM

20'10 x 10'3

STUDY

7' x 6'11

GYMNASIUM

12'11 x 9'

ORANGERY

31'1 x 11'7

STAIRS AND LANDING

MASTER BEDROOM

16'6 x 12'11

EN-SUITE 9'1 x 5'9

BEDROOM 2

14'2 x 11'2

EN-SUITE 6'5 x 5'11

BEDROOM 3

12'7 x 8'7



2 SANDGATE COURT, RAINHAM

BEDROOM 4
10'5 x 7'11

FAMILY BATHROOM
6'5 x 5'5

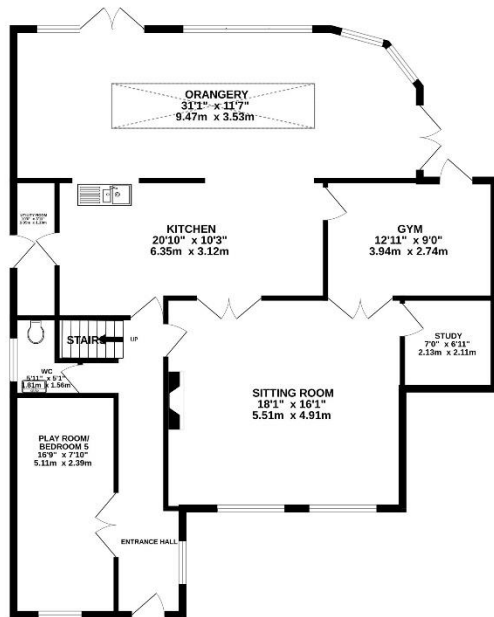
REAR GARDEN



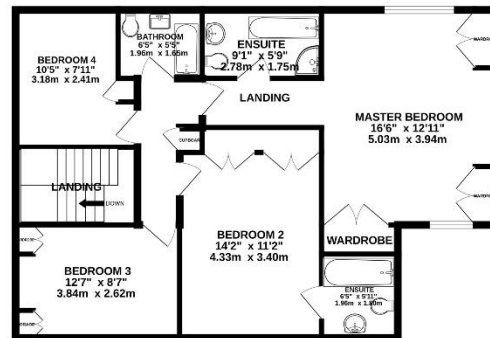


FLOOR PLAN

GROUND FLOOR
1308 sq.ft. (121.6 sq.m.) approx.



1ST FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA: 2123 sq.ft. (197.2 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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All services connected but, none tested.

Measurements by Sonic tape may be subject to some variation.

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