



Connells

Pump Lane
Rainham Gillingham

Pump Lane Rainham Gillingham ME8 7AL

For Sale offers over
£450,000



Property Description

The property has benefited from extensions to both the side and rear contributing and adding to the spacious living accommodation. The kitchen is a wonderful room that could quite easily become the hub of the house. Not only is there ample wall and base units supplying lots of storage space but also the central island which gives the finishing touch. The kitchen opens up onto the dining room which has unique and one off with a circular design giving the property lots of character. The living room has too benefited from the side extension and has additional space that would be perfect for a work from home office or a place for the homework to be done. This property also benefits from a utility room/cloakroom w/c. The first floor has the four bedrooms and the family bathroom which has been fitted out with a modern suite including a free standing bath and a walk in shower cubicle.

The rear garden has a lovely patio area which is accessible from both the kitchen and dining room. The rest of the garden is made up with a lawn area and flower and shrub borders. The garage is divided into two sections which is currently being used as an additional bedroom on one side and storage space the other side. Pump Lane is considered to be one of the most desirable locations to live within the local area. Close to a selection of local shops and supermarkets with the motorway links easily accessible. Rainham Mark Grammar, one of the most popular schools locally is just opposite.

Study Area

7' 1" x 7' 1" (2.16m x 2.16m)

Lounge

11' 8" x 12' (3.56m x 3.66m)

Dining Room

9' 4" x 15' 4" (2.84m x 4.67m)

Kitchen

13' 8" x 18' 9" (4.17m x 5.71m)

Utility Room/Wc

6' 8" x 6' 10" (2.03m x 2.08m)

Bedroom One

12' 2" x 13' (3.71m x 3.96m)

Bedroom Two

7' 6" x 13' (2.29m x 3.96m)

Bedroom Three

7' 6" x 9' 2" (2.29m x 2.79m)

Bedroom Four

5' 8" x 6' 4" (1.73m x 1.93m)

Bathroom

Drive

Rear Garden

Outbuilding

9' 8" x 15' 7" (2.95m x 4.75m)

Garage

19'8 x 6'6 9'8

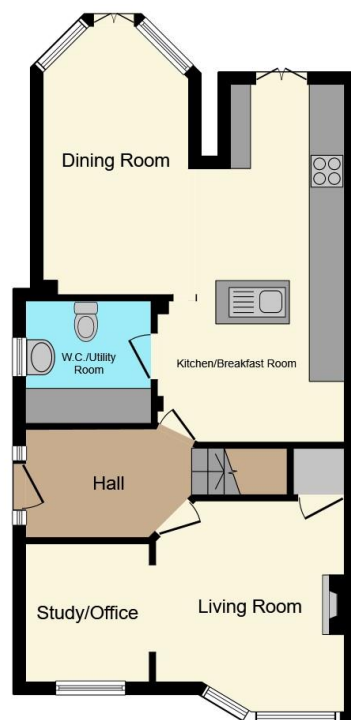
Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies









Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
Band: D

Tenure: Freehold



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Property Ref: RAL103691 - 0006