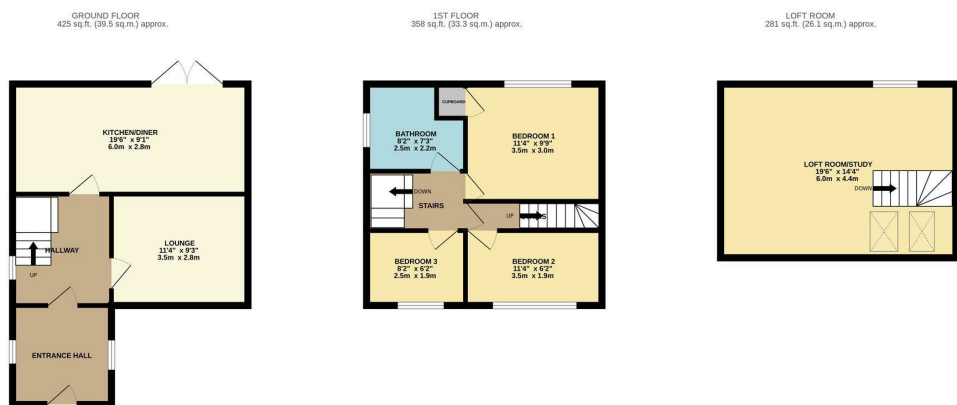
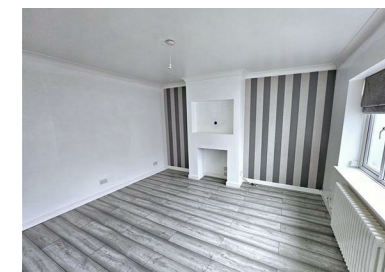
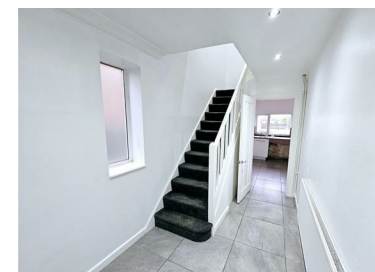


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1064 sq. ft. (98.8 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.  
 Made with Mempro ©2024

CHERITON ROAD  
 GILLINGHAM ME8 0ET  
 Guide price £325,000



rightmove.co.uk  
 The UK's number one property website

Zoopa.co.uk

**MLM**  
 MURRAY • LEE • MCKENZIE  
 ESTATE AGENTS

22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk  
 www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**MLM**  
 MURRAY • LEE • MCKENZIE  
 ESTATE AGENTS



Guide Price £325,000 - £350,000

**\*\*Chain Free\*\***

This three bedroom semi detached house in Rainham offers spacious and versatile accommodation, spread across three levels, and is in fair condition. The spacious entrance hall leads to a bright hallway that provides access to a generously sized lounge, ideal for relaxation and entertaining. Adjacent to this is a large kitchen/diner, perfect for family meals and gatherings, with direct access to a good-sized rear garden.

Upstairs, there are three well-proportioned bedrooms. The master bedroom offers plenty of space, while the other two bedrooms provide flexibility for additional sleeping areas or a home office. A family bathroom is conveniently located on this level.

The loft has been converted into a versatile space that could be used as a home office or additional storage offering extra flexibility for modern living.

The property also benefits from parking at the front for 3 to 4 cars, making it ideal for households with multiple vehicles. Additionally, it is situated in a family-friendly area, with good schools nearby such as Rainham School For Girls and The Howard School, making it a great choice for those with children. Overall, this home presents a fantastic opportunity for anyone looking to create their ideal family space.

**3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS**

## CHERITON ROAD

GILLINGHAM ME8 0ET

- Chain Free
- 3 Bedroom Semi Detached House
- Loft Room
- Kitchen/Diner
- Spacious Garden
- Large Driveway
- Good Schools
- EPC - C73
- Sq Ft 1,064
- Ideal First Home

