



378 Station Road

Gillingham, ME8 7QZ

GREENLEAF PROPERTY SERVICES are delighted to introduce this beautifully presented four/five bedroom family home to the market, in sought-after Rainham, Gillingham. This outstanding and versatile property has been completely refurbished and extended in recent years and offers flexible and spacious accommodation throughout. Further benefits include a good size rear garden, off road parking, utility room, downstairs WC and two en suite Shower rooms with underfloor heating.

The layout briefly consists of: Entrance porch, entrance hall, cloakroom W/C, fitted kitchen, utility room, conservatory, lounge/dining room and a further reception room which could be a bedroom/study or play room, subject to the new owners wishes. To the first floor there are four good size bedrooms, an en-suite to bedroom one & two, and a further family bathroom W/C.

This popular residential location is close to all local amenities, and is ideal for those looking for access to the Rainham mainline railway station, which is within walking distance-commuters can expect to reach the city within the hour. Rainham also has a range of highly regarded schools for all age groups, whilst shops, doctors surgeries and the post office are all nearby. M2/M20 motorway links are accessible from the main A2 giving road links to London and to the Kent Coast.

Interest is sure to be strong in this substantial and versatile family home, we therefore recommend viewing at your earliest convenience to avoid disappointment.

EPC Grade C. Council tax band C.

Offers In The Region Of £550,000

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- NO CHAIN!
- FOUR BEDROOMS
- OFF ROAD PARKING
- EPC GRADE C/COUNCIL TAX BAND C
- SOUGHT-AFTER LOCATION AND BEAUTIFULLY PRESENTED THROUGHOUT
- TWO ENSUITE SSHOWER ROOMS W/C's
- GOOD SIZE REAR GARDEN
- SPACIOUS ACCOMMODATION
- CONSERVATORY
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM W/C

Entrance Porch

7'3 x 3'9 (2.21m x 1.14m)

Entrance hall

Cloakroom W/C

4'7 x 4'3 (1.40m x 1.30m)

Kitchen

Utility Room

10 x 7'3 (3.05m x 2.21m)

Lounge/Dining Room

22'5 x 21'4 (6.83m x 6.50m)

Conservatory

19'1 x 12'7 (5.82m x 3.84m)

Play Room/Study/Bedroom

15'7 x 11'5 (4.75m x 3.48m)

First Floor Landing

Bedroom

17 x 15'6 (5.18m x 4.72m)

Ensuite Shower Room W/C

7 x 6'2 (2.13m x 1.88m)

Walk in Wardrobe

7 x 4'7 (2.13m x 1.40m)

Bedroom

12'8 x 12 (3.86m x 3.66m)

Ensuite Shower Room W/C

9'5 x 4'5 (2.87m x 1.35m)

Bedroom

12 x 7 (3.66m x 2.13m)

Bedroom

11'5 x 9'3 (3.48m x 2.82m)

Bathroom W/C

8' x 6'3 (2.44m x 1.91m)

Rear Garden

Off Road Parking

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of

keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Directions

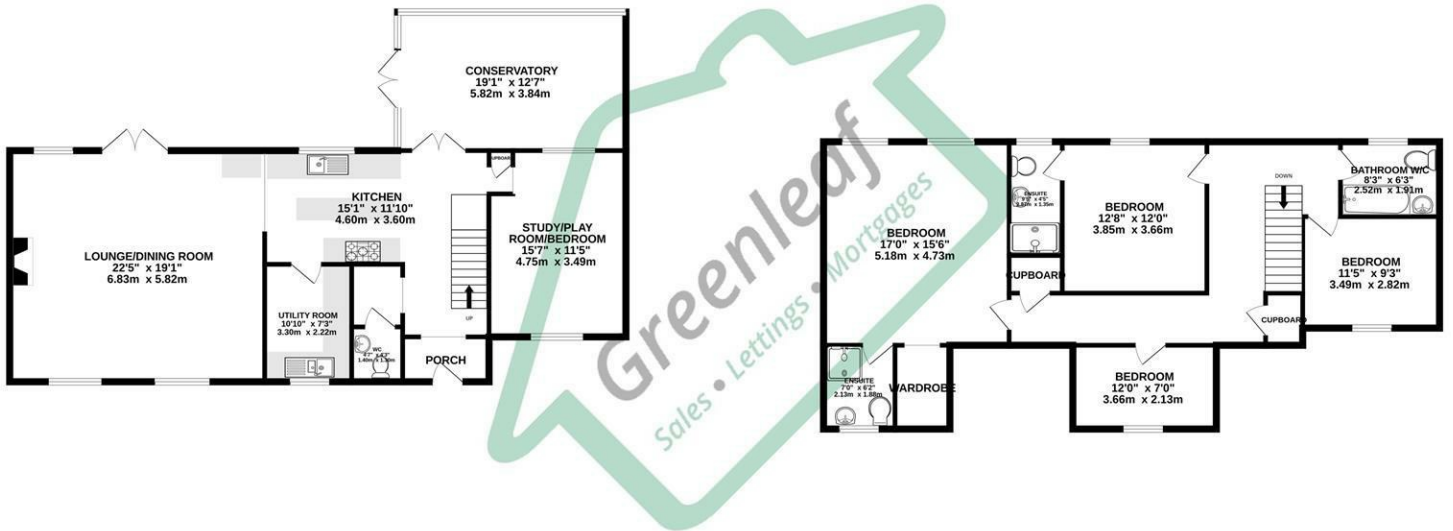
Tel: 01634730672





GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.

1ST FLOOR
1017 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA : 2184 sq.ft. (202.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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