



Price
£325,000

Freehold

4x  2x  1x 

**Sutherland Gardens,
Rainham, Gillingham,
Kent, ME8**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- A deceptively spacious property that would suit a young and growing family
- Generous 15ft lounge and modern open plan kitchen/diner
- Spacious bedroom 1 with en-suite shower room
- Low maintenance rear garden
- Close to shops and schools

Accommodation

SPLIT LEVEL GROUND FLOOR

Porch
 Lounge: 15'0 x 13'11 (4.58m x 4.24m)
 Kitchen/Diner: 14'11 x 10'10 (4.55m x 3.30m)
 Utility Room: 12'11 x 7'11 (3.94m x 2.41m)

FIRST FLOOR

Landing
 Bedroom 2 : 13'11 x 8'6 (4.24m x 2.59m)
 Bedroom 3 : 9'3 x 8'2 (2.82m x 2.49m)
 Bedroom 4 : 9'11 x 6'0 (3.02m x 1.83m)
 Bathroom

SECOND FLOOR

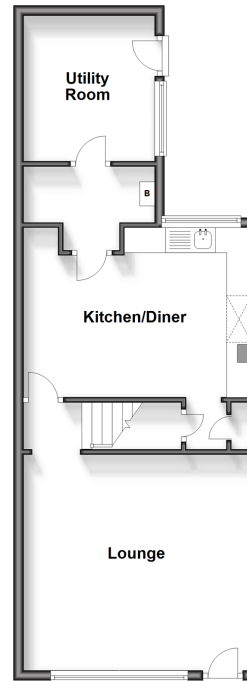
Landing
 Bedroom 1 : 19'6 x 14'9 (5.95m x 4.50m)
 En-Suite Shower Room

OUTSIDE

Front Garden
 Rear Garden

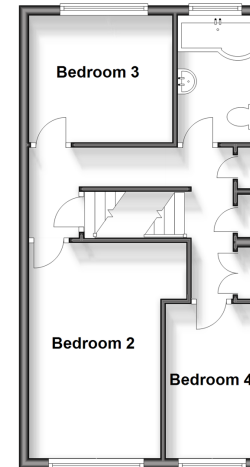
Split Level Ground Floor

Approx. 51.5 sq. metres (554.3 sq. feet)



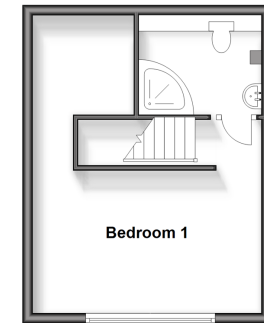
First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Second Floor

Approx. 27.2 sq. metres (292.9 sq. feet)



Call Rainham - 01634 373531 ■ wardsof Kent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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