



Price

£450,000

Freehold

4x  1x  1x 

Standen Close, Rainham,  
Gillingham, Kent, ME8

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Well presented family home
- Spacious 23ft lounge/diner
- Generous yet low maintenance rear garden
- Great sized bedrooms and useful integral garage
- Central location close to the local shops, schools and amenities

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Downstairs Cloakroom
- Kitchen: 12'1 x 8'1 (3.69m x 2.47m)
- Lounge/Diner: 23'3 at widest point x 14'1 at widest point (7.09m x 4.30m)
- Conservatory : 9'11 at widest point x 9'6 at widest point (3.02m x 2.90m)

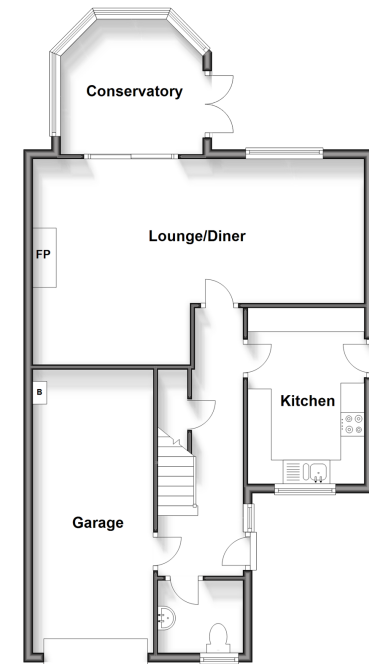
### FIRST FLOOR

- Landing
- Bedroom 1 : 11'7 x 11'4 (3.53m x 3.46m)
- Bedroom 2 : 11'7 x 9'1 (3.53m x 2.77m)
- Shower Room
- Bedroom 3 : 11'7 x 8'1 (3.53m x 2.47m)
- Bedroom 4 : 13'8 x 8'3 (4.17m x 2.52m)
- Separate Toilet

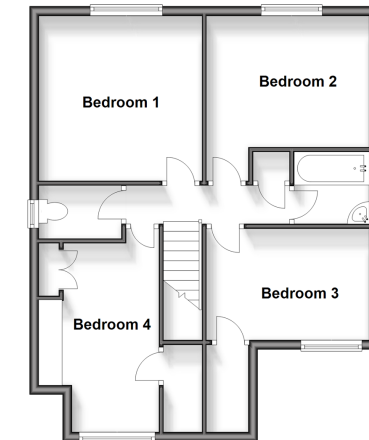
### OUTSIDE

- Front Garden
- Rear Garden
- Integral Garage
- Driveway

**Ground Floor**  
Approx. 72.6 sq. metres (781.4 sq. feet)



**First Floor**  
Approx. 56.3 sq. metres (606.2 sq. feet)



**Call Rainham - 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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