



**Price**

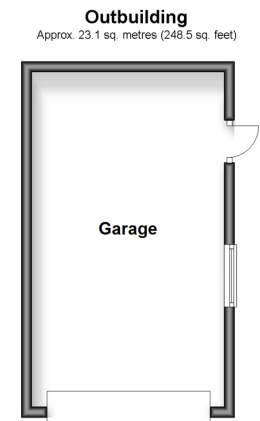
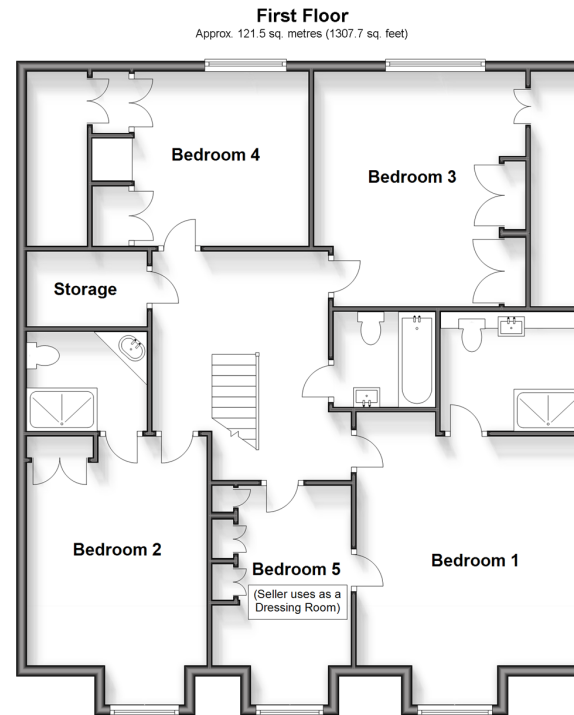
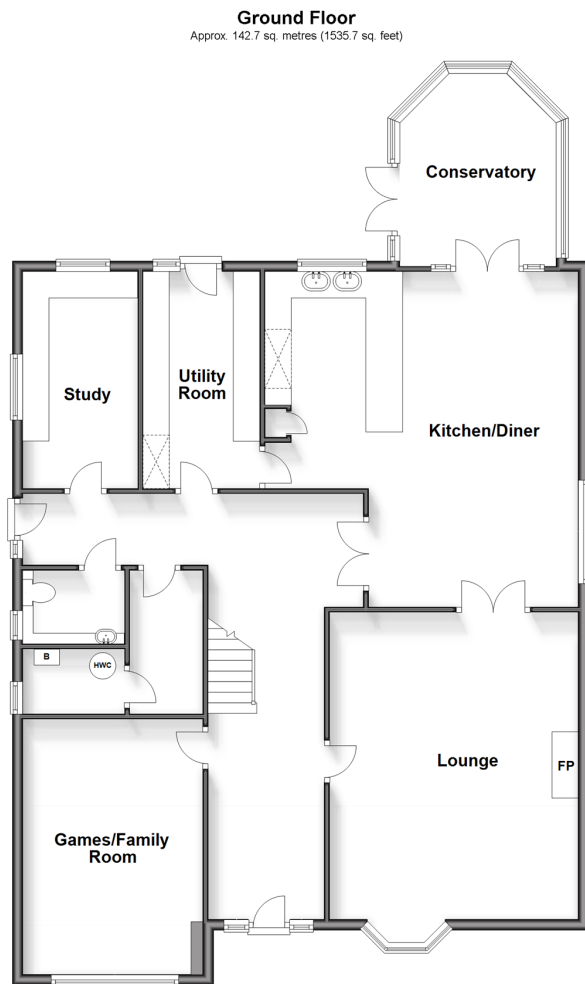
**£800,000**

**Freehold**

5x  3x  4x 

Berengrave Lane, Rainham, Gillingham,  
Kent, ME8

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Entrance Hall  
Games/Family Room: 15'6" x 11'6" (4.73m x 3.51m)  
Boot Room: 9'5" x 5'1" (2.87m x 1.55m)  
Downstairs Cloakroom  
Lounge: 20'8" x 14'8" (6.30m x 4.47m)  
Study: 13'1" x 7'5" (3.99m x 2.26m)  
Kitchen/Diner: 21'0" x 19'6" (6.41m x 5.95m)  
Utility Room: 13'0" x 7'2" (3.97m x 2.19m)  
Conservatory: 12'9" x 9'4" (3.89m x 2.85m)

### FIRST FLOOR

Gallery Landing: 13'8" x 11'1" (4.17m x 3.38m)  
Bedroom 1 : 16'8" into bay x 13'7" (5.08m x 4.14m)  
En-Suite Shower Room: 8'4" x 6'9" (2.54m x 2.06m)  
Bedroom 2 : 17'8" into bay x 11'7" (5.39m x 3.53m)  
En-Suite Shower Room  
Bedroom 3 : 14'5" x 13'3" at widest point (4.40m x 4.04m)  
Bedroom 4: 10'7" x 10'5" (3.23m x 3.18m)  
Bedroom 5/Dressing Room: 15'1" x 6'6" (4.60m x 1.98m)  
Bathroom

### OUTBUILDING

Garage: 20'7" x 12'0" (6.28m x 3.66m)

### OUTSIDE

Rear Garden  
Driveway





## Main features

- A substantial family home that will tick all the boxes on your wish list
- 20ft lounge and impressive 21ft open plan kitchen/diner
- Games/family room for the children
- Useful utility room
- Generous sized rear garden
- Popular location close to schools and shops



### Nearest Schools

Primary Schools: Thames View Junior School, Riverside Primary, St Margaret's School  
Secondary Schools: Leigh Academy Rainham, Rainham Mark Grammar, Rainham School for Girls, The Howard School



### Transport Information

Train Stations: Rainham 0.5 miles, Gillingham 2.7 miles, Newington 2.8 miles



### Address

Berengrave Lane, Rainham, Gillingham, Kent, ME8



### Directions

For directions to this property please contact us.





Call Rainham Branch 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



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