



HAWKESFORD JAMES



Wicket Avenue

Rainham, Kent, ME8 7EZ
price: £525,000 Freehold



An exceptional opportunity to acquire an ideal family residence in the sought-after Berengrave Gardens development. This four-bedroom gem is strategically situated near Ofsted rated 'Good' primary, secondary, and Grammar schools, ensuring a top-notch education for your family.

Boasting a convenient location just under a mile from Rainham train station, this property provides seamless access to London through excellent train connections, including high-speed options. For those who commute by car, the location offers also offers convenient access to major motorways.

Enjoy the surrounding countryside with leisurely walks through expansive open spaces, a nearby nature reserve, charming local orchards, and Rainham Cricket Club.

Upon entering, the welcoming entrance hall leads you to a spacious bay-fronted lounge, an ideal space for relaxation. The kitchen/diner is perfect for entertaining, complemented by a utility room, downstairs cloakroom, and a dedicated study, ideal for those working from home.

Upstairs, the first-floor landing unveils four generously sized bedrooms, including an en-suite shower room for the master, and a well-appointed family bathroom.

Enhancing the appeal of this property are practical features such as a rear garden with gated access to the front, a single garage, and a driveway with space for two vehicles. Convenience is key, making day-to-day life effortlessly smooth.



Within walking distance, discover Rainham railway station, the town centre, and a diverse range of amenities, ensuring that all your daily needs are met with ease. This residence encapsulates the perfect blend of family comfort, convenience, and accessibility, making it a must-see for discerning buyers.

Estate & Management Charge
Approximately £150 per quarter.

Features:

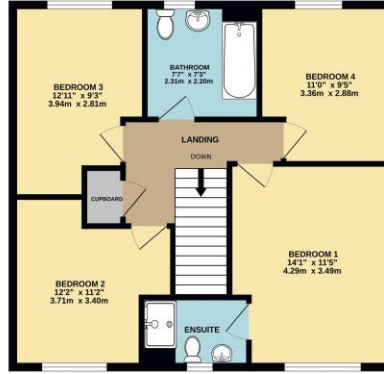
- Executive Detached House
- Four Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- En-suite to Master Bedroom
- Study
- Garage & Driveway
- Council Tax Band: E
- EPC Rating: B | 85
- Freehold



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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. The 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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