



Parkfield Road, Rainham, Gillingham

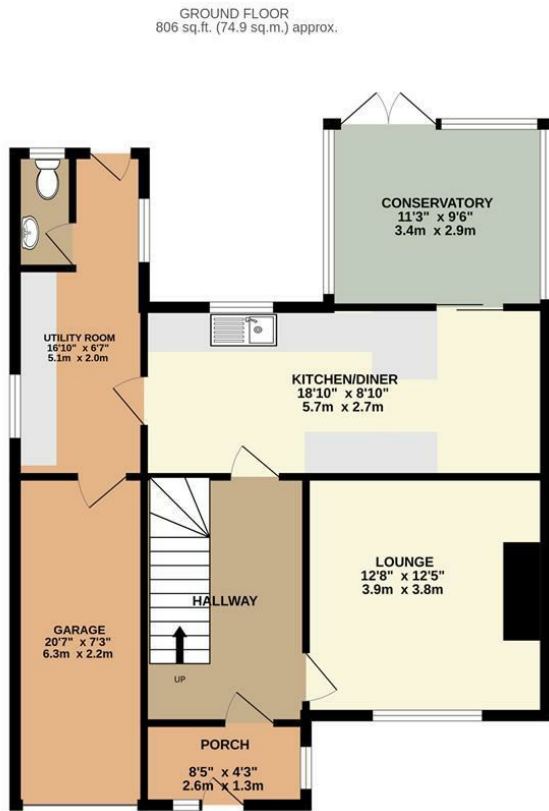
GUIDE PRICE £425,000 - £440,000!!! Welcome to Parkfield Road... Located in one of Rainham's Popular Areas we are delighted to bring to the market this impressive Four Bedroom Semi Detached Family Home. The accommodation comprises of Entrance Hall, Lounge, Kitchen, Utility Area, Downstairs Cloakroom and Conservatory. To the first floor there are the Three original Bedrooms, two of which are double in size together with the Family Bathroom. From the Landing there is a further staircase that leads to what is now the Master Bedroom which comes complete with an En-Suite Shower Room. Externally, there is a secluded Rear Garden with a large Patio and a raised lawn area. To the front there is ample off Road parking and access to the Garage. This property is located in close proximity to Rainham town centre and is a commuters dream, being only a short walk to the Mainline Station. To arrange your viewing appointment, please contact the office.

Offers In Excess Of £425,000

- Four Bedroom Semi Detached Family Home
- Loft Conversion providing Excellent Master Bedroom
- En-Suite Shower Room
- Utility Room
- Downstairs Cloakroom
- Located close to Rainham's Mainline Train Station
- Ample Off Road Parking and Garage
- Council Tax Band - D
- EPC Rating - D
- Freehold







TOTAL FLOOR AREA : 1553 sq.ft. (144.3 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 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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Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.