

01634 379 799

www.harrisonsreeve.com

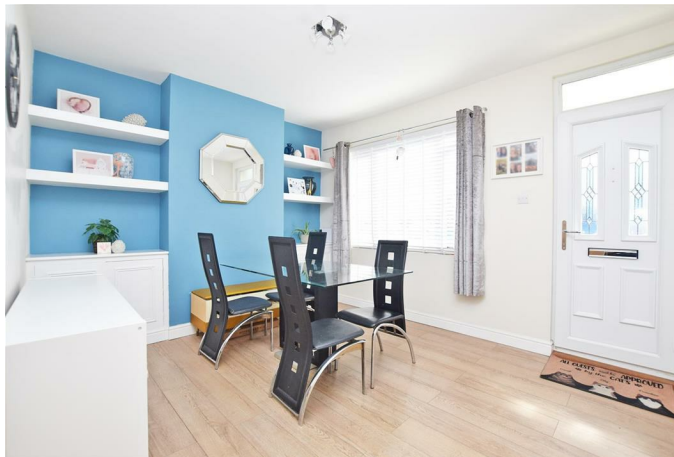
**HR** HARRISONS  
REEVE



209 Station Road

Rainham • Gillingham

Price: £260,000



209, Station Road, Rainham, ME8 7PS  
£260,000

- TWO BEDROOM SEMI DETACHED HOME
- DOWNSTAIRS WC
- CELLAR
- APPROX 120FT REAR GARDEN
- MINUTES FROM RAINHAM TRAIN STATION
- IDEAL FIRST TIME BUYER HOME
- MODERN FINISH THROUGHOUT
- CLOSE TO SCHOOLS & AMENITIES
- CTAX BAND: B
- EPC RATING: BAND "D"

This delightful semi detached home presents an excellent opportunity for both first-time buyers and those seeking a comfortable but to let investment. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. With two inviting bedrooms, it is perfect for small families or couples looking for a cosy home.

The house features a conveniently located bathroom, along with an additional downstairs WC, ensuring practicality for everyday living. One of the standout features of this property is the impressive rear garden, measuring approximately 120ft, offering a wonderful outdoor space for gardening enthusiasts.

Moreover, the property benefits from a cellar, providing extra storage space or the potential for conversion to suit your needs. Its prime location means you are just minutes away from Rainham train station, making commuting to London and other nearby areas both easy and convenient.

This charming home combines comfort, space, and a fantastic location, making it a must-see for anyone looking to settle in this vibrant community. Don't miss the chance to make this lovely property your own.

EPC Rating:

**Dining Room**  
12'11" x 10'7" (3.96m x 3.23m)

**Lounge**  
12'11" x 10'5" (3.94m x 3.20m)

**Kitchen**  
7'2" x 10'10" (2.20m x 3.32m)

**Downstairs WC**  
4'3" x 2'10" (1.30m x 0.87m)

**Cellar**  
12'11" x 10'7" (3.96m x 3.25m)

**Bedroom 1**  
13'0" x 10'6" (3.97m x 3.21m)

**Bedroom 2**  
13'0" x 10'6" (3.98m x 3.21m)

**Bathroom**  
7'4" x 11'1" (2.24m x 3.38m)

**Garden**

#### Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### NB

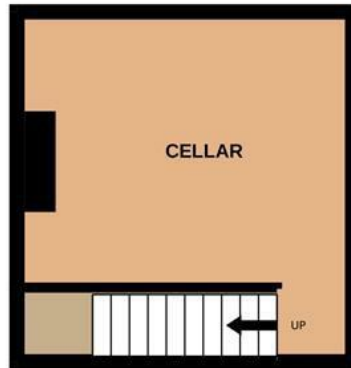
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



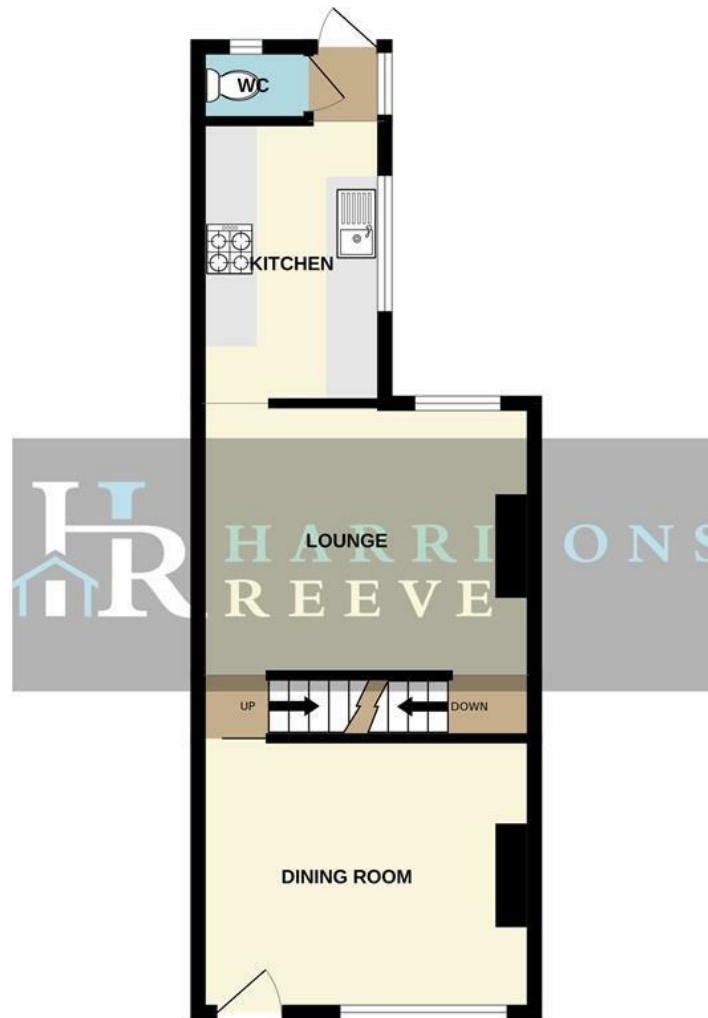
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Harrisons Reeve Harrisons Reeve Office**  
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**BASEMENT**  
171 sq.ft. (15.9 sq.m.) approx.



**GROUND FLOOR**  
395 sq.ft. (36.7 sq.m.) approx.



**1ST FLOOR**  
378 sq.ft. (35.1 sq.m.) approx.



**TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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