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8 Winchester Way
Rainham • Gillingham
Price: £300,000



8, Winchester Way, Rainham, ME8 8DD
£300,000

- THREE BEDROOM TERRACE HOME
- DRIVEWAY
- EXTENDED TO REAR
- GENEROUS SIZE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO RAINHAM TRAIN STATION
- CHAIN FREE
- CTAX BAND: B
- EPC RATING: C

Located just minutes from Rainham Train station is this charming terraced house offering a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking extra space.

The extended kitchen is a standout feature, providing a modern and functional space for culinary enthusiasts. It is well-equipped and designed to cater to all your cooking needs, ensuring that meal preparation is a delight.

For those with vehicles, the property boasts a driveway that accommodates two cars, a valuable asset in this bustling area. The location is particularly advantageous, being in close proximity to Rainham train station, which offers excellent transport links for commuters and easy access to nearby towns and cities.

Importantly, this property is chain free, allowing for a smooth and efficient purchase process.

EPC Rating: C

Entrance Hall
5'6" x 11'10" (1.69m x 3.61m)

Kitchen
8'1" x 17'5" (2.48m x 5.33m)

Dining Area
8'11" x 8'11" (2.73m x 2.72m)

Lounge
11'7" x 11'6" (3.54m x 3.51m)

Landing
5'7" x 7'3" (1.72m x 2.23m)

Bedroom 1
12'11" x 10'5" (3.95m x 3.18m)

Bedroom 2
10'10" x 10'5" (widest points) (3.31m x 3.18m (widest points))

Bedroom 3
9'9" x 7'4" (2.98m x 2.24m)

Bathroom
6'2" x 5'10" (1.90m x 1.79m)

Garden

Driveway

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.

AML Charges
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



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

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GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.1 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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