



**Connells**

1a Sylvan Road  
Rainham GILLINGHAM

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Rainham GILLINGHAM ME8 0AD

for sale offers in excess of  
**£575,000**



### Property Description

This impressive home is thoughtfully arranged to provide both comfort and style, featuring a spacious and refined separate lounge, ideal for relaxation as well as a formal dining room perfect for hosting and entertaining. The property offers three generously sized bedrooms, each designed to maximised light and flexibility, catering effortlessly to modern living.

Externally, the property continues to impress with a private driveway providing off-street parking for two vehicles, complemented by a garage offering additional storage or potential for further use.

Perfectly situated, the home enjoys close proximity to a range of local amenities, ensuring both convenience and lifestyle appeal in equal measure.



This is a rare opportunity to acquire a beautifully presented bungalow in a prime residential setting, ideal for discerning buyers seeking quality, location and ease of living.

Viewing is highly recommended to fully appreciate all that this home has to offer.

### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









**Ground Floor**

Total floor area 140.8 m<sup>2</sup> (1,516 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

**T 01634 233400**  
**E rainham@connells.co.uk**

21 High Street  
 RAINHAM ME8 7HX

EPC Rating: Council Tax  
 Awaited Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/RAL103930](http://connells.co.uk/Property/RAL103930)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: RAL103930 - 0004