



Silverspot Close
Gillingham | ME8 8JR

Silverspot Close

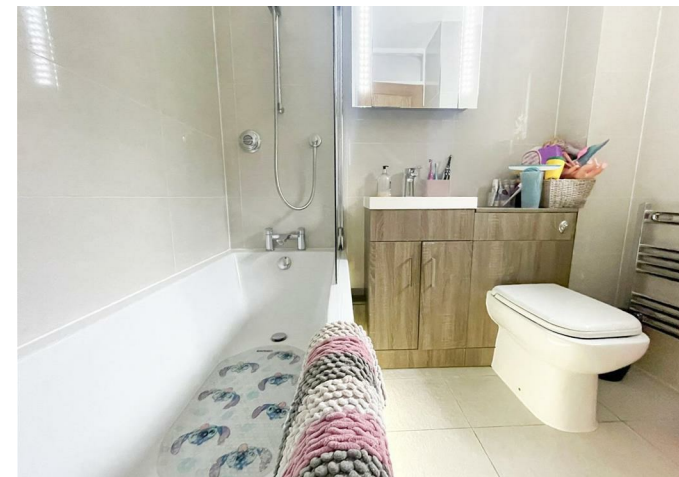
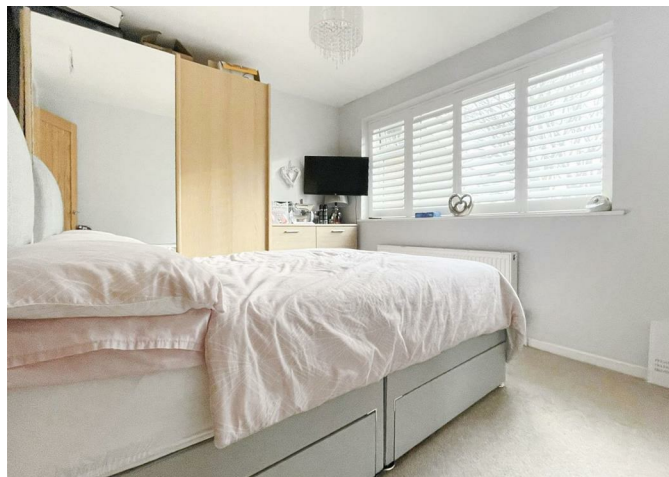
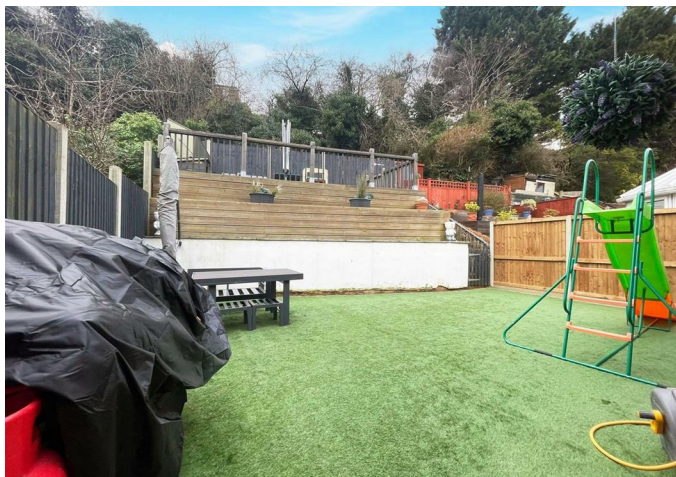
Rainham, Gillingham, ME8 8JR

CR Real Estate are thrilled to present this impressive and extended four-bedroom family home, ideally positioned in a sought-after residential area and just a short walk from Meirscourt Primary School. This charming home boasts a well-thought-out layout, neutral decor and ample space for all the family.

Set over two floors, the ground floor comprises of a spacious lounge, cloakroom/WC, fitted kitchen/diner offering the perfect space for family meals and entertaining guests, plus an additional bedroom. Ascending to the first floor, you will find three well sized bedrooms and the modern family bathroom. Externally, the property offers a low-maintenance garden at the rear, and a garage en bloc with parking for two cars.

Situated in a popular residential location, Silverspot Close is within a short distance of multiple good rated primary and secondary schools, local shops and public transport routes. Further advantages of this home include being a short drive from Rainham train station which has excellent railway connections to neighbouring areas and London.

Contact us today to arrange your viewing and discover the charm and functionality that this delightful family home has to offer.



Offers Over £370,000

Entrance Porch

Kitchen/Diner

15'10 x 13'3 (4.83m x 4.04m)

Living Room

15'10 x 11'4 (4.83m x 3.45m)

Cloakroom/WC

4'11 x 4'1 (1.50m x 1.24m)

Bedroom

7'8 x 7'3 (2.34m x 2.21m)

Bedroom

11'3 x 9'11 (3.43m x 3.02m)

Bedroom

8'9 x 8'6 (2.67m x 2.59m)

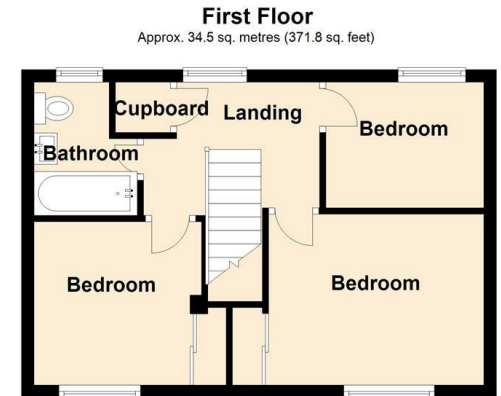
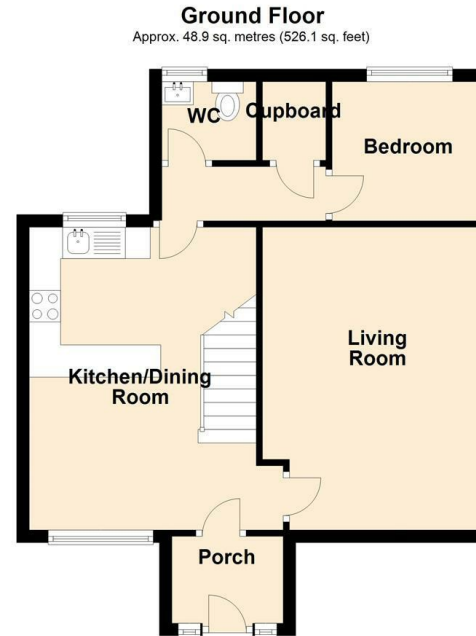
Bedroom

8'3 x 6'7 (2.51m x 2.01m)

Bathroom

7'0 x 5'5 (2.13m x 1.65m)





Total area: approx. 83.4 sq. metres (897.8 sq. feet)



REAL ESTATE
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.