



## Station Road

Gillingham | ME8 7UF



REAL ESTATE

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# Station Road

## Rainham, Gillingham, ME8 7UF

CR Real Estate are proud to present this exquisite four-bedroom semi-detached family home, nestled in a sought-after location in Rainham. This property offers an ideal combination of convenience and tranquillity, just a short stroll away from Rainham Train Station, multiple good rated primary and secondary schools, and the scenic Riverside Country Park.

Upon entering, you are greeted by a well-designed ground floor that seamlessly blends style and functionality. The heart of the home is a spacious and modern open-plan kitchen and dining room adorned with a sleek fitted design, integrated appliances, middle island, and bi-folding doors, offering a seamless connection to the rear garden. A separate utility

- Four-bedroom Semi-detached House
- Ample Off-street Parking
- Modern and Neutral Decor Throughout
- Open-plan Kitchen/Diner
- Low-maintenance Rear Garden
- Short Walk to Rainham Train Station

£600,000



Entrance Hall

Lounge

19'7 x 11'11 (5.97m x 3.63m)

Kitchen/Diner

25'2 x 15'1 (7.67m x 4.60m)

Cloakroom/WC

5'11 x 4'5 (1.80m x 1.35m)

Utility Room

8'4 x 4'4 (2.54m x 1.32m)

Bedroom

15'6 x 10'0 (4.72m x 3.05m)

En-Suite

6'6 x 5'8 (1.98m x 1.73m)

Bedroom

11'11 x 11'4 (3.63m x 3.45m)

Bedroom

15'7 x 8'6 (4.75m x 2.59m)

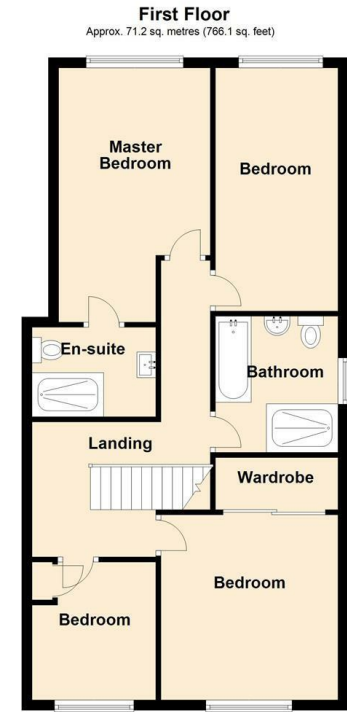
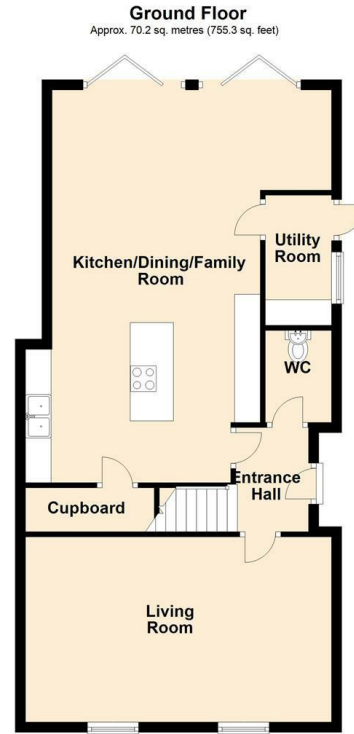
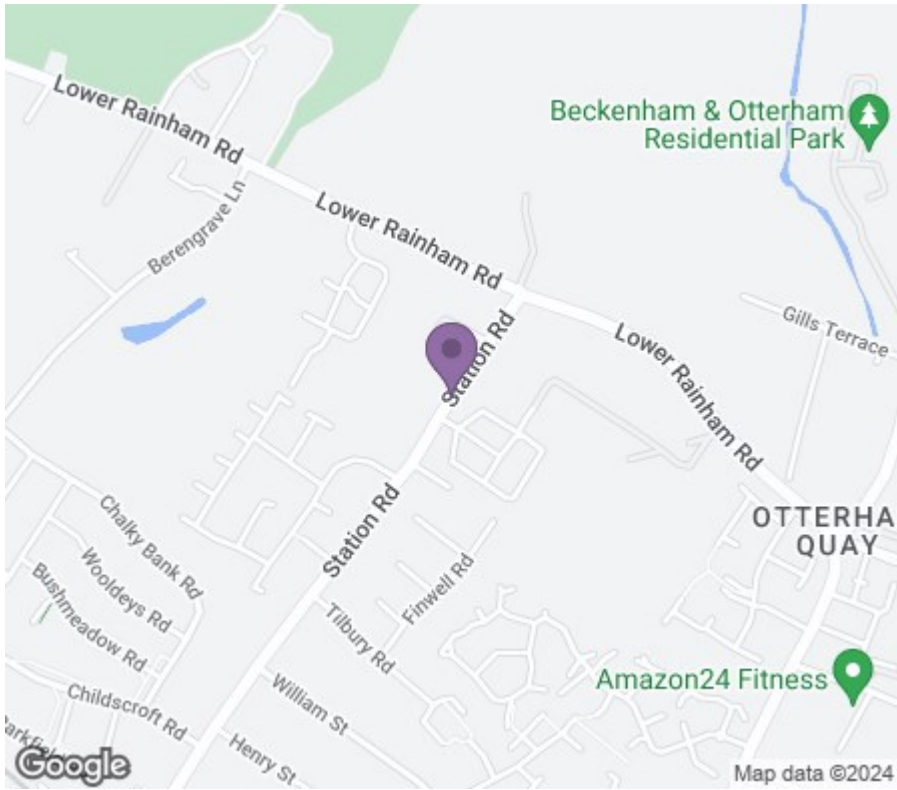
Bedroom

8'10 x 7'11 (2.69m x 2.41m)

Family Bathroom

8'10 x 9'0 (2.69m x 2.74m)





Total area: approx. 141.3 sq. metres (1521.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

