



**305 Beechings Way
Rainham, Gillingham
ME8 7BP
Guide Price £375,000 - £400,000**

305
Beechings Way
Rainham
Gillingham
ME8 7BP



Description

A superb opportunity to purchase this much loved family house. Cleverly extended and beautifully presented featuring a well stocked rear garden with panoramic views over adjacent farmland with the Medway Estuary beyond (sea views!). The present owners bought this fine semi detached house 60 years ago and have thoroughly enjoyed their time at number 305. Located on this sought after tree lined road with easy access to excellent local amenities.

Location

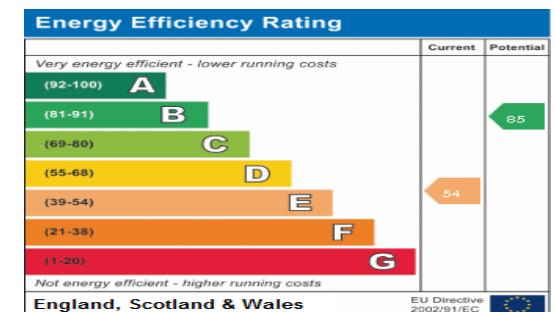
Rainham and Gillingham lie in the Medway towns, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar. Rainham and Gillingham have an abundance of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Silver Blades Ice Rink, the Ski & Snowboard centre and Great Lines Heritage Park.

Council Tax Band

C

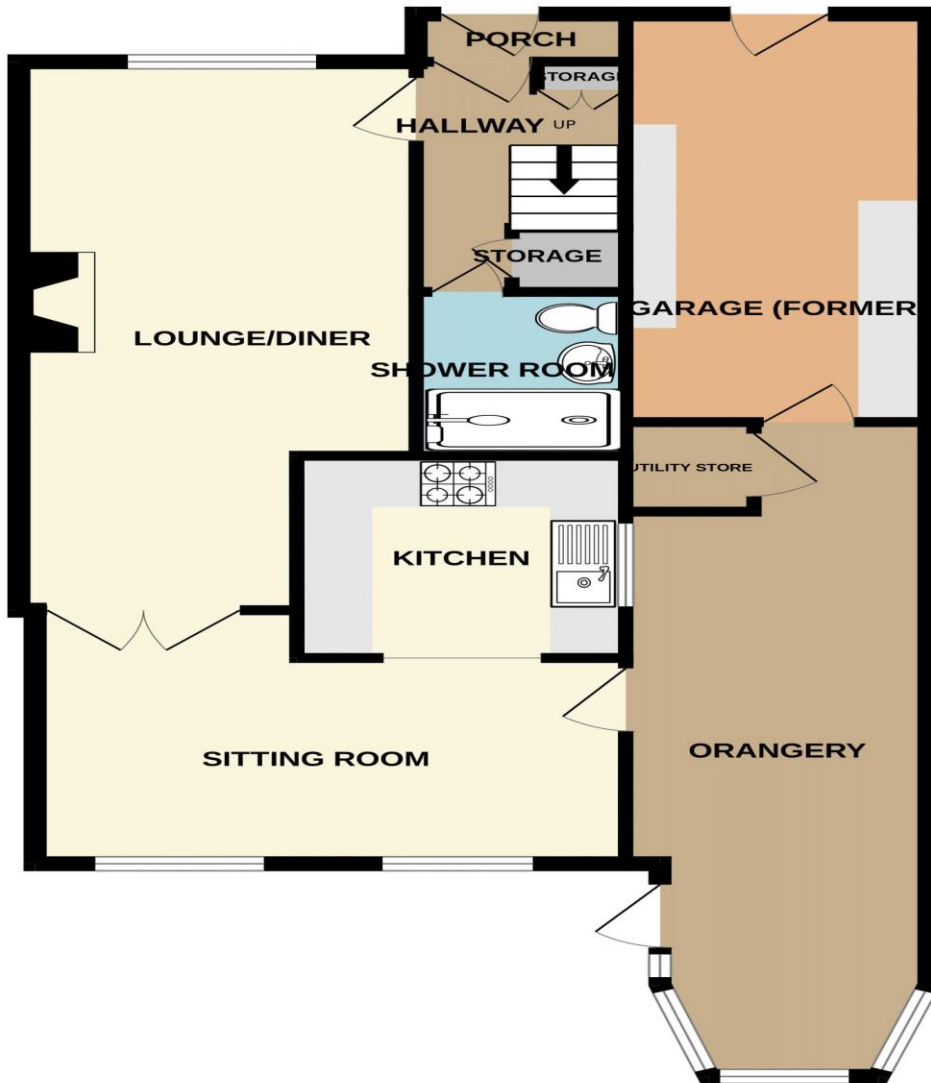
VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



Reference:
305 Beechings Way

GROUND FLOOR
808 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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ON THE GROUND FLOOR

ENTRANCE PORCH

Half glazed UPVC entrance door and glazed side panel. Outside light. Door and glazed panel to:

ENTRANCE HALL 11' 0" x 5' 6" (3.35m x 1.68m)

Oak flooring, low level meters cupboard, understairs storage cupboard.

SHOWER ROOM 6' 6" x 5' 5" (1.98m x 1.65m)

Luxuriously appointed white suite, with chromium plated fittings, step in twin shower with glass cabinet, bowl wash hand basin with mixer tap and cupboard beneath, low level WC, fully tiled walls, chromium plated heated towel rail, ceramic tiled floor.

LOUNGE / DINING ROOM 21' 9" x 10' 2" (narrowing to 7' 3" in dining area) (6.62m x 3.10m)

Ornate Adams style fire surround with inset marble and hearth, fitted gas fire with back boiler supplying central heating and domestic hot water throughout, annually serviced. Picture window to front with blinds, Southern aspect. Double radiator, folding partly glazed doors to:

SITTING ROOM 15' 5" x 10' 2" (narrowing to 7' 1") (4.70m x 3.10m)

Two large picture windows, overlooking rear garden, delightful outlook, fitted blinds, two double radiators.

KITCHEN 8' 5" x 8' 0" (2.56m x 2.44m)

Fitted with units having white high gloss door and drawer fronts with complimenting granite effect working surfaces and upstand. Sink with chromium mixer tap, tiled splashbacks, electric cooker with

oven and grill beneath, extractor hood above. Tiled flooring, window to side, plumbing for dishwasher, space for fridge and freezer.

ORANGERY 26' 0" x 6' 10" (widening to 7' 3") (7.92m x 2.08m)

Wood laminate flooring, two double radiators, extensively glazed with views over the rear garden with stained fan lights, casement door to garden. Built-in utility store cupboard with plumbing for washing machine, return door to garage.

ON THE FIRST FLOOR

LANDING

Window to side, access to roof space.

BEDROOM 1 11' 7" (max) x 9' 10" (3.53m x 2.99m)

Extensive range of contemporary built-in wardrobe cupboards comprising 3 doubles, further double built-in wardrobe cupboard, large picture window to front affording a Southern aspect, fitted blinds, radiator.

BEDROOM 2 11' 9" x 7' 10" (3.58m x 2.39m)

Radiator, picture window to rear, fitted blinds, stunning views, built-in linen cupboard with lagged copper cylinder.

BEDROOM 3 8' 7" x 8' 0" (2.61m x 2.44m)

Picture window to rear, fitted blinds, stunning views, radiator, wood laminate flooring.

OUTSIDE

To the front of the property there is a good sized front garden with a brick paviour driveway providing parking for 2 vehicles, leading to an attached garage

measuring 16' 2" by 7' 9" with a single door to the front currently used as an extensive storage area with range of built-in cupboards. The front garden is neatly laid to lawn and well stocked with shrubs. The rear garden extends to 35 ft, fully fenced and pleasantly secluded with an extensive decked sun terrace with inset lighting, neatly laid to lawn, well stocked rockery beds and herbaceous borders together with specimen shrubs including Camellia's. Summerhouse ideally located for sundowners.

Directions

From our Penenden Heath office turn left onto Sandling Lane, at the Running house roundabout take the 4th exit onto the A229, at the roundabout take 1st exit onto the A229 slip road to M2 Chatham, merge onto the A229. take the exit towards M2/Borstal/Buckmore Park. at the Lord Lees Roundabout take the 3rd exit onto A229. at the Taddington Roundabout take the 3rd exit onto the M2



SALES OFFICES
01622 671200



sales@ferrisandco.net
www.ferrisandco.net



Penenden Heath Parade,
Penenden Heath, Maidstone, Kent ME14 2HN

