



Marshall Road

Rainham | Kent | ME8 0AW







# Marshall Road

Rainham, Kent, ME8 0AW

Asking Price £800,000  
Freehold

Robinson Michael and Jackson are delighted to offer this 1930's detached home situated on a substantial plot on Marshall Road.

## Benefitting from:

- 1768.1 Square Feet
- 0.24 Acre Plot
- Potential to Further Extend (subject to consents)
- Ground Floor Cloakroom
- Large Frontage and Substantial Rear Garden
- Premier Location
- No Chain
- Viewing Highly Recommended
- Council Tax: F
- EPC Rating: D





## Accommodation

**Porch** Door to front.

**Entrance Hallway** 5.18m x 2.44m (17' x 8') Stairs to first floor. Radiator. Carpet.

**Ground Floor WC** 1.52m x 1.02m (5' x 3'4") Double glazed window to side. Low level WC. Wall mounted sink. Vinyl flooring.

**Lounge** 9.75m x 4.1m (32' x 13'5") Double glazed bay window to front.

**Dining Room** 3.5m x 2.74m (11'6" x 9') Double glazed window to rear. Carpet. Radiator.

**Kitchen** 4.14m x 2.74m (13'7" x 9') Door to rear. Double glazed window to rear. Range of wall and base units with work surface over. Wall mounted boiler. Radiator.

### Landing

**Bedroom One** 4.88m x 3.66m (16' x 12') Double glazed bay window to front. Fitted wardrobes. Carpet. Radiator.

**Bedroom Two** 3.58m x 3.05m (11'9" x 10') Double glazed window to front. Carpet. Radiator.

**Bedroom Three** 4.1m x 1.7m (13'5" x 5'7") Double glazed window to rear. Carpet. Radiator.

**Bedroom Four** 3.1m x 2.06m (10'2" x 6'9") Double glazed window to rear. Carpet. Radiator.

**Bedroom Five** 2.44m x 2.3m (8' x 7'7") Double glazed window to front. Double glazed window to side. Loft access. Carpet. Radiator.

**Bathroom** 2.74m x 1.88m (9' x 6'2") Double glazed window to rear. Panelled bath. Pedestal wash hand basin. Tiled walls. Carpet. Radiator.

**Separate WC** 1.4m x 1.04m (4'7" x 3'5") Double glazed window to rear. Low level WC. Carpet.







## Exterior

**Rear Garden** Approx 54.86m (Approx 180') Side access. Mostly laid to lawn.

**Garage** 5.9m x 3.1m (19'4" x 10'2") Light and power.

**Parking** Driveway to front.

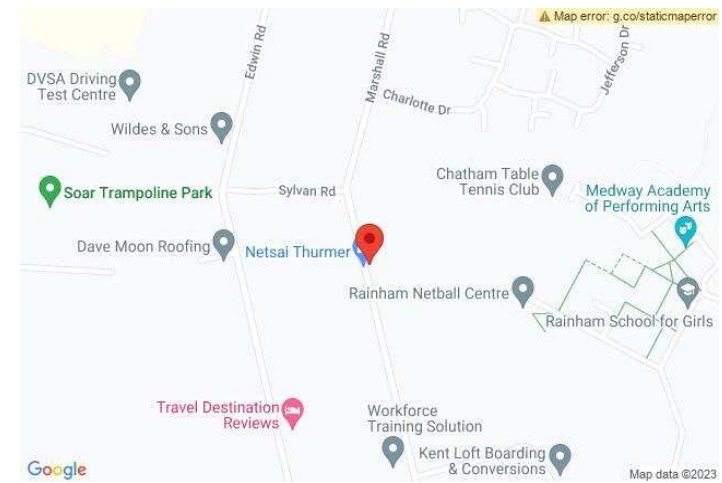
## Additional Information

Rainham and Gillingham lie in the Medway, 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 oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard centre and Great Lines Heritage Park







## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.



## FOR MORE INFORMATION CONTACT US TODAY.

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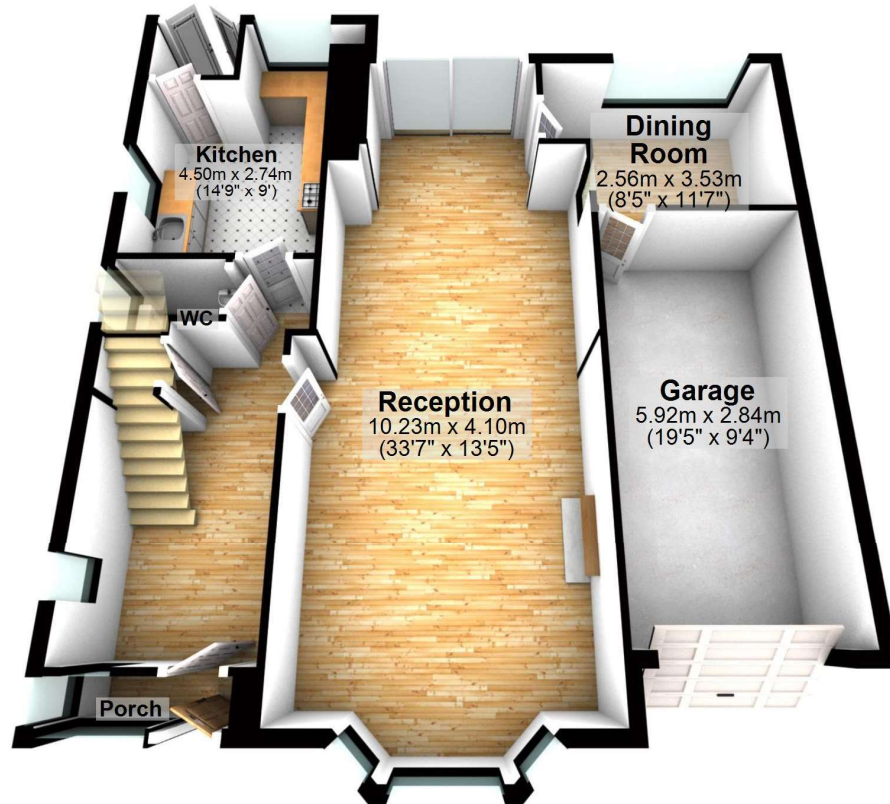
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**ROBINSON MICHAEL & JACKSON**

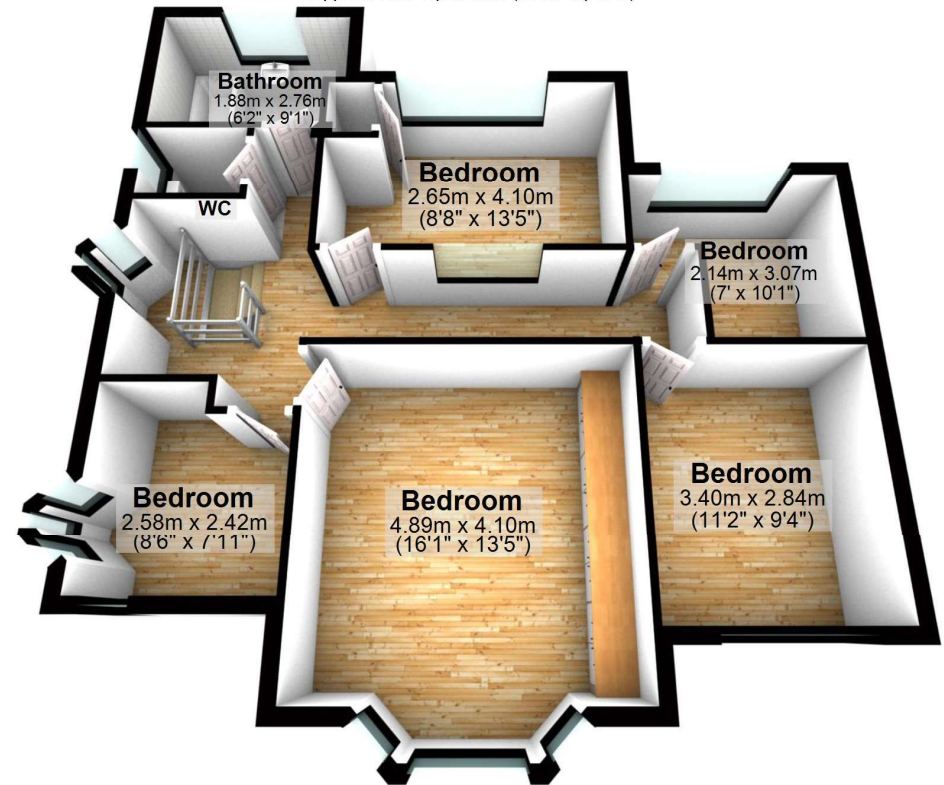
## Ground Floor

Approx. 90.4 sq. metres (973.4 sq. feet)



## First Floor

Approx. 73.8 sq. metres (794.7 sq. feet)



Total area: approx. 164.3 sq. metres (1768.1 sq. feet)



