



# Russett Farm

Rainham | Gillingham | ME8 7AT







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Rainham, Gillingham, ME8 7AT

Asking Price £375,000  
Freehold

Robinson Michael and Jackson are delighted to offer this three-bedroom end of terrace property situated on a private gated development in beautiful rural setting.

## Benefitting from:

- 1042.2 Square Feet
- Surrounded By Countryside Views
- Walking Distance To Riverside Country Park
- Private Gated Development
- 1.4 Miles To Rainham (Kent) Station
- Excellent Local Schools
- Cart Port For 2 Cars
- Ground Floor Cloakroom
- Viewing Highly Recommended
- Council Tax: D
- EPC Rating: C





## Accommodation

**Entrance Hall** 4.04mx 1.55m (13'3"x 5'1") Double glazed composite front door, Under stairs storage, Radiator, Laminate flooring.

**Cloakroom** 2.26mx0.94m (7'5"x3'1") Low level WC, Wash hand basin, Radiator, Tiled Flooring.

**Kitchen** 3.5mx2.44m (11'6"x8') Range of wall and base units with worksurface over. Integrated dishwasher and washing machine. Integrated oven, gas hob, Space for fridge freezer. Radiator. Double glazed window to front, Laminate flooring.

**Living /Dining Room** 5.4mx5.05m (17'9"x16'7") Double-glazed French doors to rear, Double glazed window to side. Two radiators. Carpet.

**Landing** Loft access. Airing cupboard. Carpet.

**Master Bedroom** 4.27mx3.25m (14'x10'8") Double glazed window to front. Fitted Wardrobes. Radiator. Carpet.

**Ensuite Bathroom** 2.26mx1.63m (7'5"x5'4") Double glazed window to rear. Shower enclosed. Low level WC. Wash hand basin. Heated towel rail. Tiled flooring.

**Bedroom Two** 3.28mx2.67m (10'9"x8'9") Double glazed window to rear. Radiator. Carpet.

**Bedroom Three** 3.23mx2.26m (10'7"x7'5") Double glazed window to rear. Radiator. Carpet.

**Family Bathroom** 2.24mx1.93m (7'4"x6'4") Double glazed window to side. Low level WC. Wash hand basin. Bath with shower over. Heated towel rail. Tiled Flooring.

## Exterior

**Rear Garden** South west facing garden. Patio and lawn. Raised borders. Side pedestrian access. Fenced in. uninterrupted views over the orchard's.

**Parking** Car port with mezzanine storage above



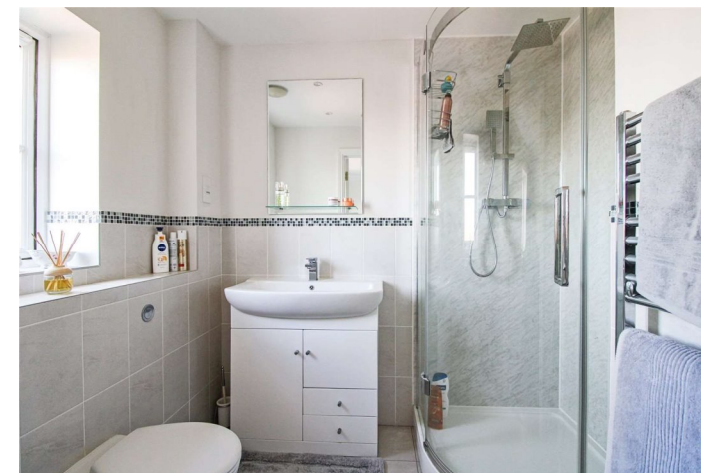
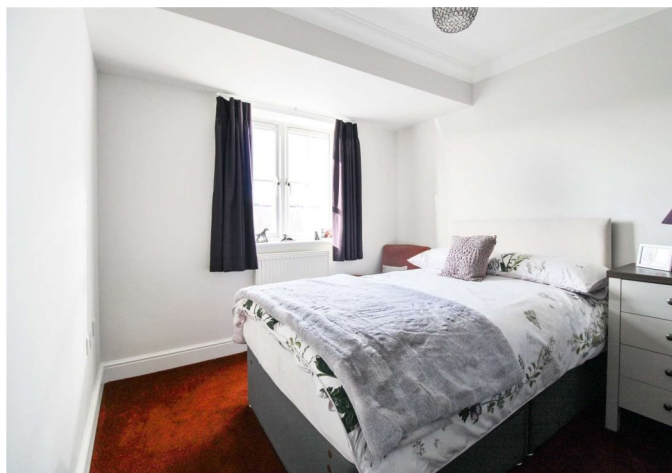
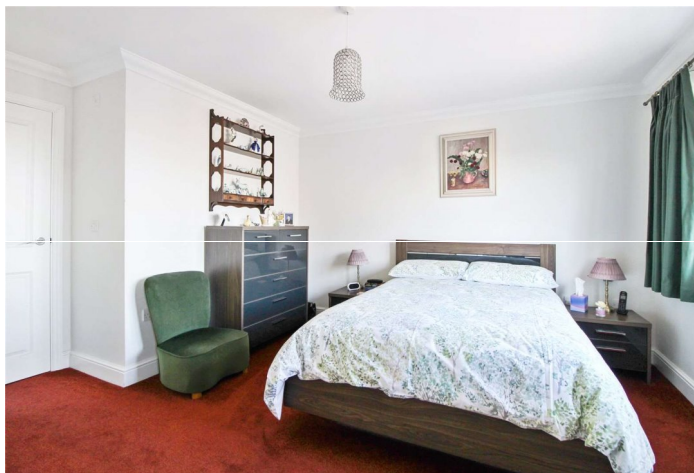




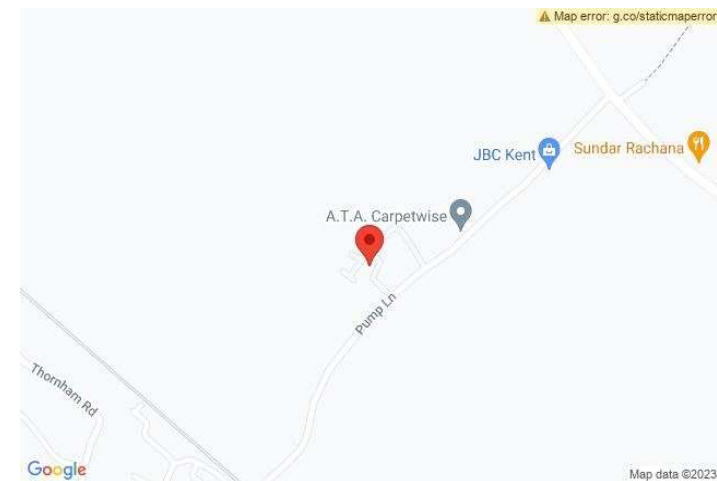
## Additional Information

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

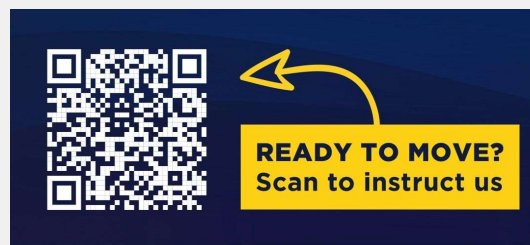






## Important Notice

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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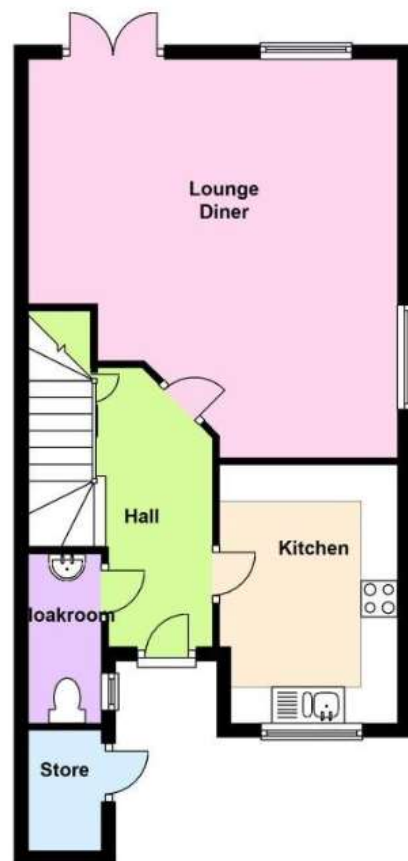
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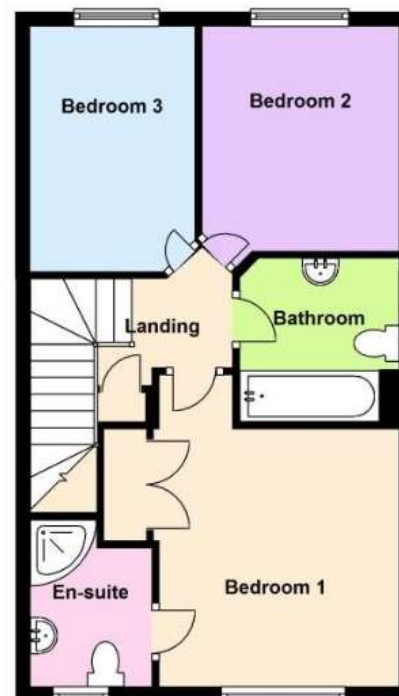
### Ground Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



### First Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



Total area: approx. 96.8 sq. metres (1042.2 sq. feet)



