



Goodall Close

Rainham | Gillingham | ME8 9NG



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Rainham, Gillingham, ME8 9NG

Guide Price £450,000 - £475,000
Freehold

Spacious four double bedroom detached house on expansive plot in Goodall Close. Ideal for families seeking room to grow. Close to local amenities, schools, and transportation links.

Benefitting from:

- 1593.9 Square Feet
- 1.29 Miles to Rainham Train Station
- Walking Distance to Schools
- Excellent Motorway Access
- Modern Kitchen and Bathroom
- Downstairs Cloakroom
- Stunning Rear Extension
- Garage and Large Driveway
- Low Maintenance Garden
- Council Tax: E
- EPC Rating: D



Accommodation

Entrance 2m x 1.57m (6'7" x 5'2") Double glazed door to side. Door to garage. Carpet. Radiator.

Hallway Stairs to first floor. Carpet.

Cloakroom 1.7m x 1.14m (5'7" x 3'9") Double glazed window to front. Low level WC. Pedestal wash hand basin. Carpet. Radiator.

Lounge 5.84m x 3.35m (19'2" x 11') Double glazed sliding door to rear. Fireplace. Carpet. Radiator.

Dining Room 4.01m x 3.43m (13'2" x 11'3") Double glazed window to rear. Cupboard. Carpet. Radiator.

Conservatory 6.78m x 3.1m (22'3" x 10'2") Fully double glazed. Laminate flooring. Underfloor heating. Radiator.

Kitchen 4.1m x 2.51m (13'5" x 8'3") Double glazed door to side. Range of wall and base units with Granite worktops over. Space for fridge freezer. Space for cooker. Space for washing machine. 1 1/2 bowl sink. Tile effect carpet.

Landing Loft access. Carpet. Cupboard.

Bedroom One 3.73m x 3.45m (12'3" x 11'4") Double glazed window to rear. Carpet. Radiator.

Bedroom Two 3.45m x 3.07m (11'4" x 10'1") Double glazed window to rear. Laminate flooring. Radiator.

Bedroom Three 4.47m x 2.62m (14'8" x 8'7") Two double glazed windows to rear. Laminate flooring. Radiator.

Bedroom Four 4.27m x 2.57m (14' x 8'5") Double glazed window to front. Laminate flooring. Radiator.

Bathroom 2.54m x 2.03m (8'4" x 6'8") Double glazed window to rear. Low level WC. Pedestal wash hand basin. Bath with shower over. Heated towel rail. Tiled walls. Tile effect carpet.





Exterior

Rear Garden Side access. Rear access. Gravelled area. Patio area.

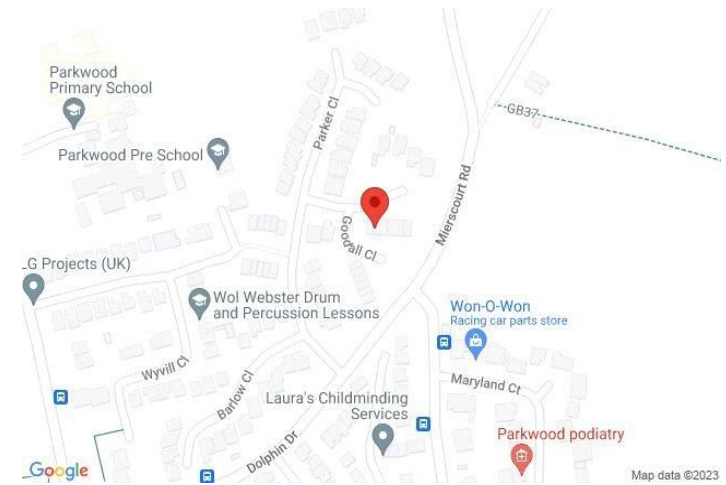
Garage 5.18m x 2.44m (17' x 8') Electric powered door. Light and power.

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.






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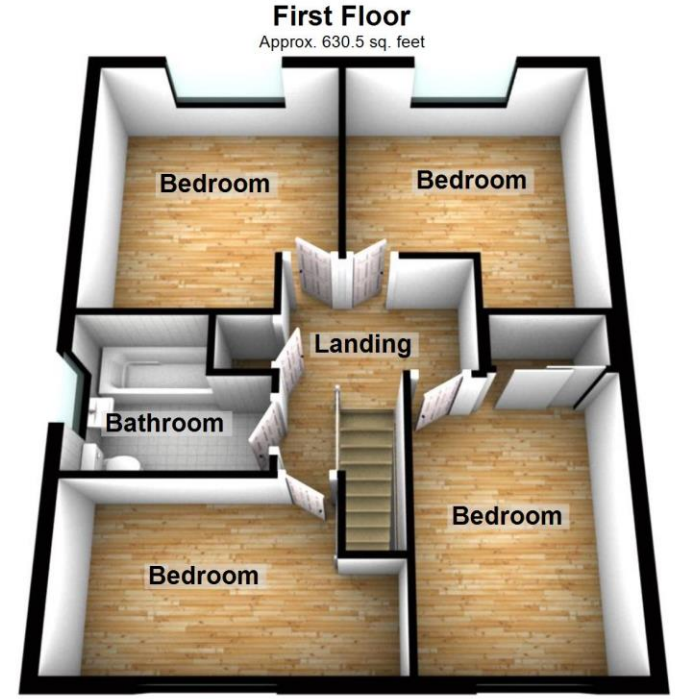
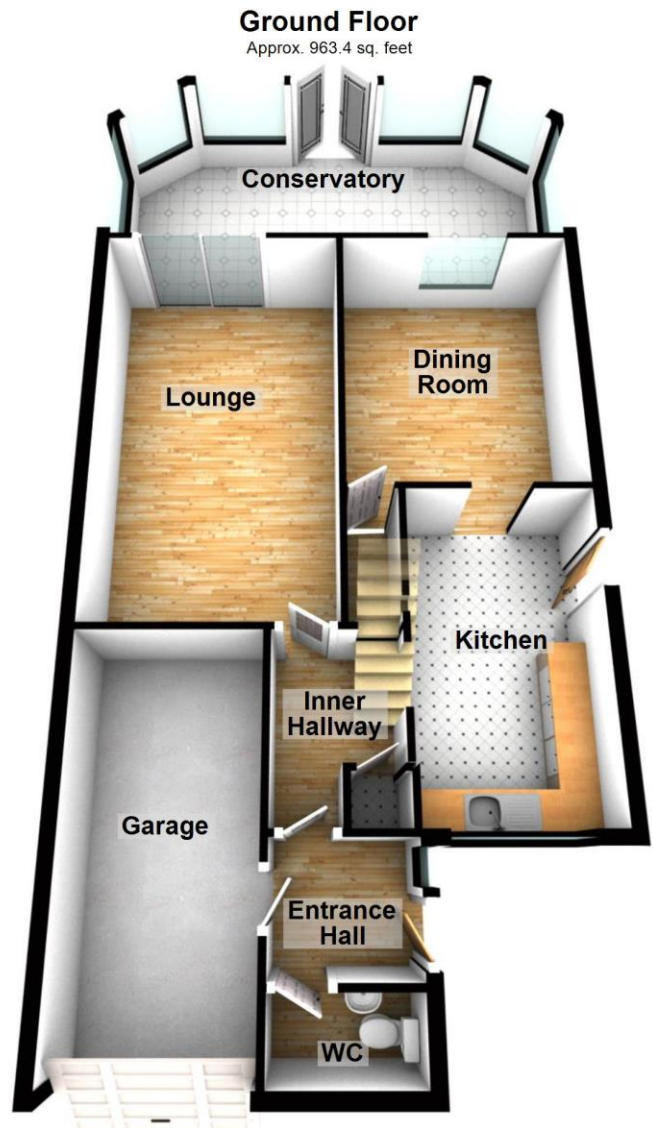
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ROBINSON MICHAEL & JACKSON



Total area: approx. 1593.9 sq. feet

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