



Guide Price
£450,000

Freehold

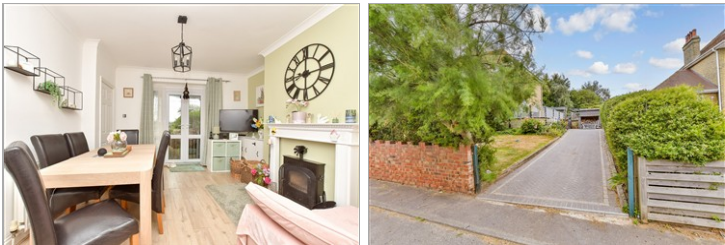
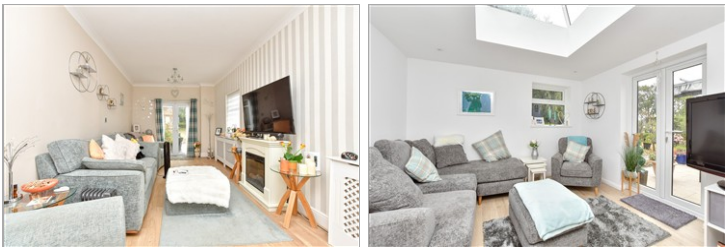
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**Motney Hill, Rainham,
Kent, ME8**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Beautiful extended family home
- Spacious and flexible accommodation throughout
- Useful downstairs cloakroom and utility room
- Ample parking on the driveway
- Remote countryside location full of nature

Accommodation

GROUND FLOOR

Entrance Hall
 Dining Area : 13'8 x 12'7 (4.17m x 3.84m)
 Kitchen : 10'0 x 9'6 (3.05m x 2.90m)
 Utility Room : 5'8 x 5'7 (1.73m x 1.70m)
 Downstairs Cloakroom
 Lounge : 23'2 x 9'10 (7.07m x 3.00m)
 Rear Lobby: 8'0 x 7'7 (2.44m x 2.31m)
 Family Room : 11'4 x 11'2 (3.46m x 3.41m)

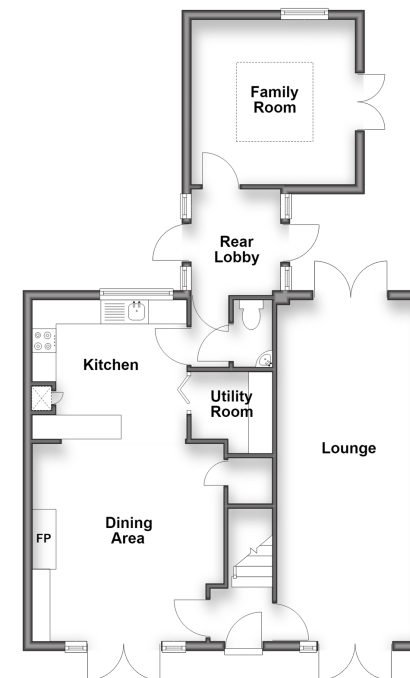
FIRST FLOOR

Landing
 Bedroom 1: 17'4 x 9'10 (5.29m x 3.00m)
 En-Suite Bathroom
 Bedroom 2 : 13'5 x 10'7 (4.09m x 3.23m)
 Bedroom 3 : 12'8 x 9'1 (3.86m x 2.77m)
 Bathroom

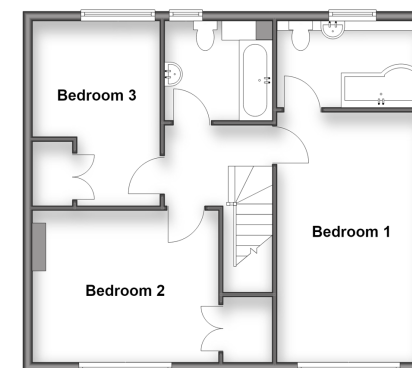
OUTSIDE

Front Garden
 Rear Garden
 Driveway

Ground Floor
 Approx. 74.7 sq. metres (804.0 sq. feet)



First Floor
 Approx. 58.3 sq. metres (627.6 sq. feet)



Call Rainham - 01634 373531 ■ wardsofkent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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