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**HARRISONS
REEVE**



18 Hurst Place

• Rainham

Price: Offers In Excess Of £400,000



18, Hurst Place, , ME8 9AS

Offers In Excess Of £400,000

- 4/5 BEDROOM LINK DETACHED HOUSE
- AVAILABLE WITH NO ONWARD CHAIN!!
- GARAGE AND OFF ROAD PARKING FOR 2 CARS
- EXTENDED ACCOMMODATION
- APPROX 1247 SQ FT
- CENTRAL RAINHAM LOCATION, IDEAL FOR LOCAL SCHOOLS, SHOPS AND RAINHAM TRAIN STATION
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM & DOWNSTAIRS WC
- GENEROUS REAR GARDEN
- A MUST VIEW!!
- EPC BAND "D"

WELCOME TO THIS 4/5 BEDROOM LINK-DETACHED HOUSE LOCATED IN THE MUCH SOUGHT AFTER HURST PLACE AREA OF RAINHAM.

There is definitely value for money here, starting with the EXTENDED ACCOMMODATION, GARAGE AND DRIVEWAY, close proximity to local schools including St Margaret's Infant School, RAINHAM TOWN CENTRE AND TRAIN STATION and benefitting from NO ONWARD CHAIN.

The VERSATILE ACCOMMODATION comprises porch, DOWNSTAIRS WC, KITCHEN, LOUNGE/DINING ROOM AND FURTHER RECEPTION ROOM/BEDROOM to the ground floor, with 4 BEDROOMS, FAMILY BATHROOM AND EN-SUITE SHOWER ROOM TO THE FIRST FLOOR.

Benefitting from a "larger than average" rear garden for the area, there is something on offer here for everyone, be it that you are purchasing as a FAMILY HOME OR INVESTMENT.

For further information and to book your viewing, call Harrisons Reeve today!!

Porch

Hardwood entrance door.

WC

Double glazed window to side. White suite comprising low level WC and wash hand basin. Radiator.

Kitchen

13'10" x 8'0" red to 6'3" (4.22m x 2.44m red to 1.93m)
Double glazed window to front. Fitted kitchen comprising base and eye level units with work surfaces over. Inset stainless steel sink unit with mixer tap. Integrated fridge/freezer and dish washer. Space and plumbing for washing machine. Built in electric oven and fitted gas hob.

Lounge/Dining Room

22'2" x 11'0" plus 8'4" x 7'9" (6.76m x 3.36m plus 2.55m x 2.38m)
Double glazed window to side. Double glazed French doors to rear garden. 2 radiators. Under stairs storage cupboard.

Study/Bedroom

11'1" x 7'3", (3.40m x 2.23,)
2 double glazed windows to rear. Radiator.

Landing

Access to loft space. Built in airing cupboard housing hot water cylinder.

Bedroom 1

14'9" x 8'8" red to 7'6" (4.50m x 2.66m red to 2.31m)
Double glazed window to front, radiator, built in bedroom furniture. Door to :

En-Suite Shower Room

Double glazed window to front. White suite comprising shower cubicle, low level WC and vanity unit with inset sink unit.

Bedroom 2

15'2" x 7'6" (4.64m x 2.31m)
2 double glazed windows to rear, 2 radiators.

Bedroom 3

10'10" 7'7" (3.31m 2.33m)
Double glazed window to rear, radiator, built in double wardrobe.

Bedroom 4

7'11" x 7'6" (2.43m x 2.31m)
Double glazed window to front, radiator.

Family Bathroom

Double glazed window to side. Radiator. White suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin.

Exterior

Rear Garden

Approx. 50' in depth, mainly laid to lawn and decking areas. Side pedestrian access. Fenced to boundaries.

Frontage

Block paved driveway providing parking for 2 cars leading to garage.

Garage

16'3" x 8'3" (4.97m x 2.52m)
Metal up and over door. Power and light

Important Notice

Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent

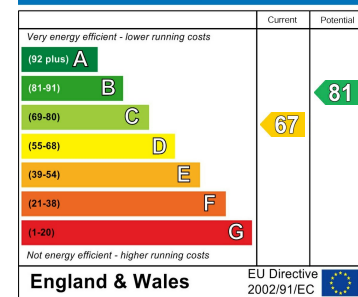
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NB

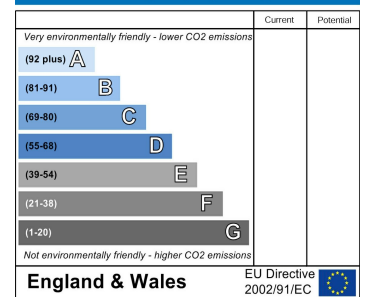
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtens Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 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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