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www.harrisonsreeve.com



54 Ten Acre Way

• Rainham

Price: Price Range £425,000





54, Ten Acre Way, , ME8 8TL

Price Range £425,000

- 3 DOUBLE BEDROOM DETACHED FAMILY HOME. PRICE RANGE £425,000 TO £450,000
- POPULAR TEN ACRE WAY DEVELOPMENT
- SCOPE TO EXTEND, (SUBJECT TO PERMISSIONS BEING SOUGHT)
- INTEGRAL GARAGE AND DRIVEWAY
- GOOD SIZE REAR GARDEN
- SIDE GARDEN AREA APPROX 90' X 30'
- APPROX. 1097 SQ FT
- DOWNSTAIRS WC, FAMILY BATHROOM & EN-SUITE TO MAIN BEDROOM
- EPC RATING BAND "C"

LOOKING FOR SOMETHING WITH THAT LITTLE BIT EXTRA?!!

PRICE RANGE £425,000 TO £450,000

HARRISONS REEVE are delighted to offer to the market this 3 bedroom DETACHED HOUSE ON THE SOUGHT AFTER TEN ACRE WAY DEVELOPMENT in Rainham, that occupies an enviable position featuring more than your average size plot.

Immediately obvious from the front is the SPACE, with the driveway leading to the property, the INTEGRAL GARAGE and side garden wrapping itself round into the rear garden. If you're looking to buy that property that can be your forever home, this property offers the scope to be able to extend ( subject to relevant permissions obtained ) to create the space you've always wanted.

Currently, the GENEROUS accommodation features entrance porch, lounge and dining rooms, kitchen, utility room and WC to the ground floor, 3 DOUBLE BEDROOMS, bathroom and en-suite to the first floor.

With Rainham town centre AND TRAIN STATION APPROX 0.5 MILE DISTANT, the location also offers good access to main roads, local services, amenities, and schools.

So what are you waiting for. Contact the Team on 01634 379799

#### Entrance Hall

Composite entrance door, stair case to first floor, radiator.

#### Lounge

12'11" x 10'5" exc bay (3.94m x 3.19m exc bay)  
Double glazed window to front, radiator, opening to:

#### Dining Room

10'4" x 8'3" (3.17m x 2.53m)  
Double glazed door to rear garden, radiator.

#### Kitchen

10'4" x 9'2" (3.16m x 2.80m)  
Double glazed window to rear. Fitted kitchen comprising base and eye level units with work surfaces over. Inset ceramic sink unit with side drainer and mixer tap. Built in double electric oven. Gas hob with extractor fan over. Space for fridge/freezer.

#### Utility Room

7'4" x 5'2" (2.24m x 1.59m)  
Double glazed window to rear. Space and plumbing for washing machine. Inset ceramic sink unit with side drainer and mixer tap. Door to side.

#### WC

Frosted double glazed window to side. Low level WC and wall mounted wash hand basin. Radiator.

#### Landing

Access to loft space. Built in storage cupboard and built in airing cupboard

#### Bedroom 1

14'1" max x 10'9" max (4.30m max x 3.29m max)  
Double glazed window to rear, radiator. Door to

#### En-Suite

5'6" x 4'9" (1.69m x 1.45m)  
3 piece suite comprising shower cubicle with mains fed shower unit, low level WC and pedestal wash hand basin. Frosted double glazed window to rear, radiator, extractor fan.

#### Bedroom 2

13'2" max x 11'6" max (4.03m max x 3.53m max)  
Double glazed window to front, radiator.

#### Bedroom 3

10'7" x 9'4" plus door recess (3.24m x 2.85m plus door recess)  
Double glazed window to front, radiator, built in storage cupboard.

#### Bathroom

7'3" x 5'6" (2.22m x 1.69m )  
Frosted double glazed window to rear. 3 piece suite comprising panelled bath with mixer taps and shower attachment over, low level WC and pedestal wash hand basin.

#### Frontage

Driveway providing off road parking for 2 cars, accessed via shared drive.

#### Rear Garden

Approx. 70' width x 30' mainly laid to lawn with a secluded decking area. Fenced to boundaries. Gate to:

#### Side Garden

Approx. 90' x 30' laid to lawn.

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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.

#### Important Notice

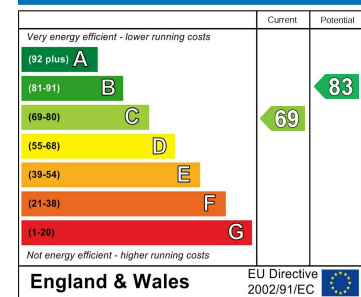
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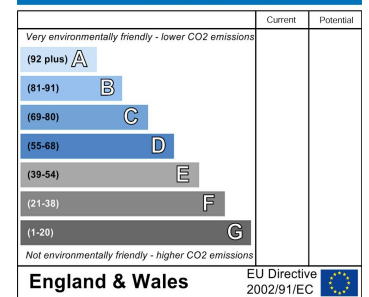




**Energy Efficiency Rating**

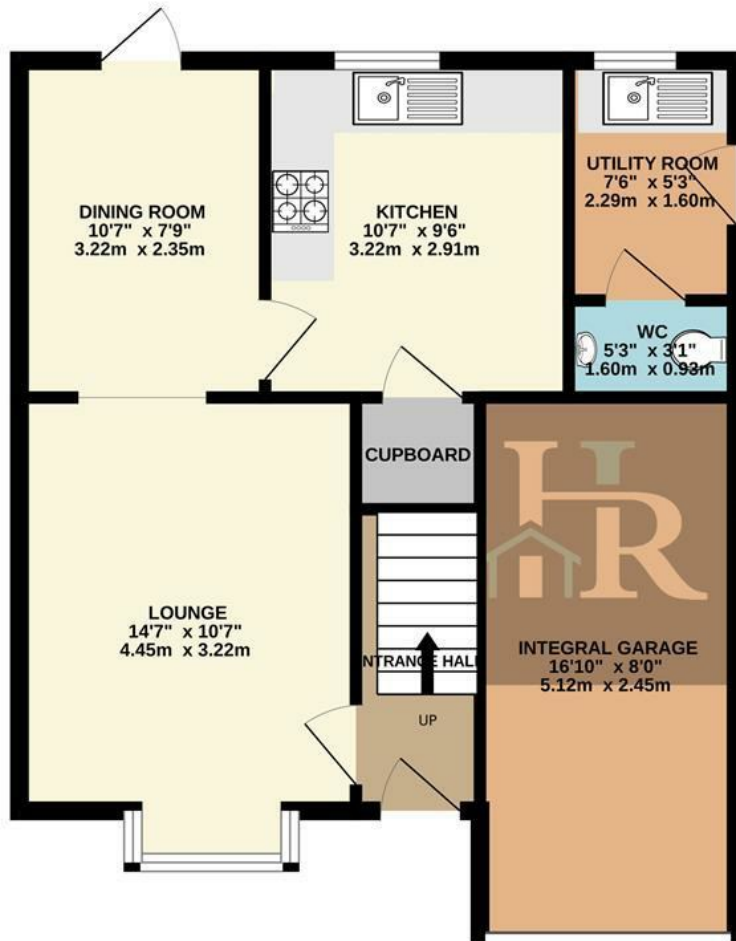


**Environmental Impact (CO<sub>2</sub>) Rating**

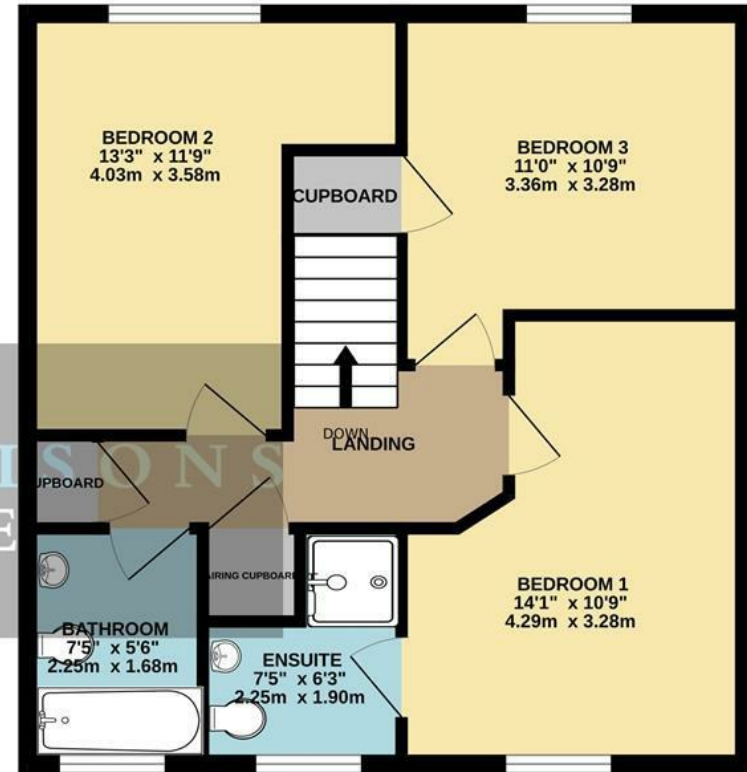


**Harrisons Reeve Harrisons Reeve Office**  
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 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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