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**HR** HARRISONS  
REEVE



19 Brockenhurst Close

• Rainham

Price: Offers In Excess Of £375,000



19, Brockenhurst Close, , ME8 0HG  
Offers In Excess Of £375,000

- OFFERS IN EXCESS OF £375,000
- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- CONSERVATORY
- DRIVEWAY
- SHOWER ROOM
- QUIET LOCATION
- CALL NOW TO BOOK A VIEWING - WE ARE OPEN 7 DAYS A WEEK
- MEDWAY COUNCIL TAX BAND D
- EPC RATING D

Harrison's Reeve are pleased to be marketing this SEMI-DETACHED BUNGALOW, priced at offers in excess of £375,000.

The property benefits from being in a quiet location but still close to local amenities.

The property comprises of entrance hall, two bedrooms, lounge, kitchen, shower room and conservatory. three bedrooms, family bathroom and en-suite shower room.

EPC Rating -TBC  
Medway council tax band - D

#### ENTRANCE HALL

15'5" x 6'6" (widest points) (4.7 x 2.0 (widest points))  
Double glazed door to front, radiator and storage cupboard.

#### BEDROOM 2

10'2" x 8'6" (3.1 x 2.6)  
Double glazed window to front and radiator.

#### LOUNGE

14'9" x 10'9" (4.5 x 3.3)  
Double glazed bay window to front, gas fire and radiator.

#### KITCHEN

11'9" x 11'1" (3.6 x 3.4)  
Double glazed windows to side and rear, door to sun lounge, range of base and eye level units, inset single drainer sink unit, space for washing machine, dishwasher, electric cooker, electric hob and integrated fridge.

#### BEDROOM 1

12'1" x 9'6" (3.7 x 2.9)  
Double glazed window to rear, fitted wardrobes to one wall with sliding mirror doors and radiator.

#### SHOWER ROOM

5'6" x 5'6" (1.7 x 1.7)  
Double glazed window to side, white suite comprising of shower cubicle, wall mounted sink. low level WC, and heated towel rail.

#### CONSERVATORY

21'3" x 8'6" (6.5 x 2.6)  
Double glazed windows to side and rear, double glazed door to rear garden and a radiator.

#### GARDENS

FRONT: Block paved driveway.

REAR: Approximately 60' mostly laid to lawn, well stocked flower and shrub borders, paved patio areas, two timber sheds.

#### 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

#### NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors and Ives and Co, 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Harrisons Reeve Harrisons Reeve Office**  
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GROUND FLOOR



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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