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19 Brockenhurst Close

• Rainham

Price: Price Range £350,000



19, Brockenhurst Close, , ME8 0HG

Price Range £350,000

- PRICE BRACKET £350,000 TO £375,000
- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- CONSERVATORY
- DRIVEWAY
- SHOWER ROOM
- QUIET LOCATION
- CALL NOW TO BOOK A VIEWING
- MEDWAY COUNCIL TAX BAND D
- EPC RATING D

Welcome to this charming SEMI-DETACHED BUNGALOW located in the peaceful area of Brockenhurst Close, Rainham and has a price bracket of £350,000 to £375,000. This lovely property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over.

The property features a convenient shower room, perfect for a quick refresh after a long day. Additionally, you'll find a delightful conservatory where you can enjoy a cup of tea while basking in the natural light.

Measuring at 811 sq ft, this bungalow offers a comfortable living space for you to make your own. With parking available for two vehicles, you won't have to worry about finding a spot after a long day out.

Don't miss the opportunity to make this charming bungalow your new home. Its quiet location and inviting atmosphere make it a perfect retreat from the hustle and bustle of everyday life.

EPC rating D  
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, Burtens 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.

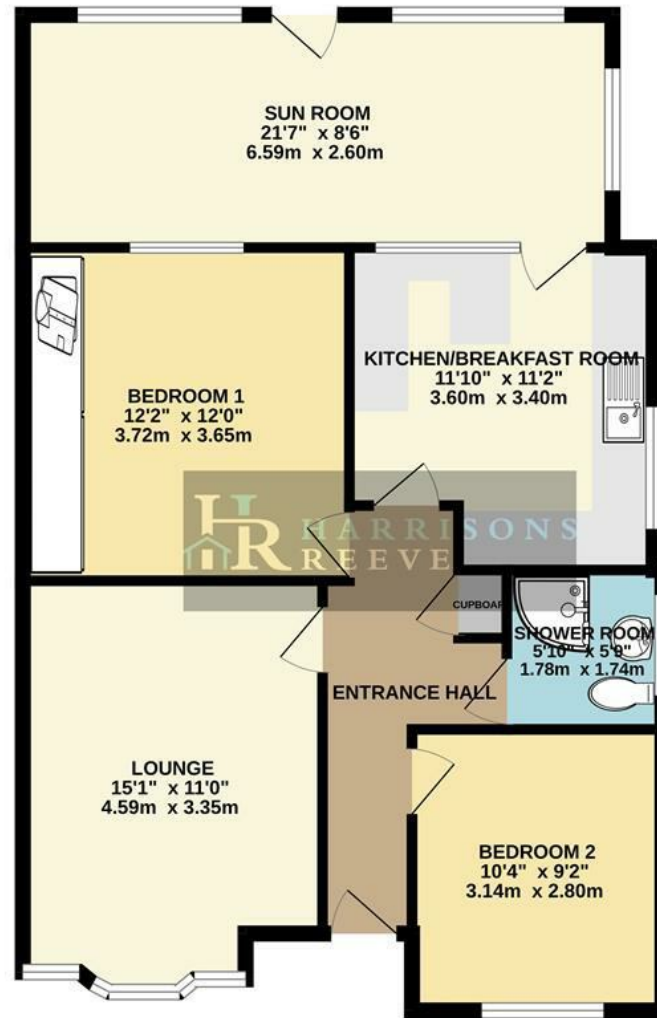


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      |           |
| (39-54) E                                   |  |                         |           |
| (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 |           |

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GROUND FLOOR  
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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 is given as to their operability or efficiency can be given.  
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