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9 Bythorne Court

Rainham • Gillingham

Price: Offers In Excess Of £500,000



9, Bythorne Court, Rainham, ME8 8TN
Offers In Excess Of £500,000

- FIVE BEDROOM DETACHED HOME
- DRIVEWAY
- EN SUITE TO MASTER
- LARGE CONSERVATORY
- DOWNSTAIRS WC
- 5TH BEDROOM DOWNSTAIRS WITH OWN WET ROOM
- UTILITY ROOM
- LOW MAINTENANCE REAR GARDEN
- CTAX BAND: E
- EPC RATING: D

Stunning five bedroom detached home located in Upchurch, Rainham. This property boasts a large conservatory perfect for entertaining guests or simply relaxing with your family. With five generously sized bedrooms, there is ample space for everyone in the household.

The two bathrooms and downstairs WC ensure convenience for all, while the added bonus of an en suite in one of the bedrooms provides a touch of luxury.

One of the standout features of this property is the converted garage, offering versatility as an additional living space, home office, or a bedroom.

Don't miss the opportunity to make this charming property your new home. Contact us today to arrange a viewing and experience the comfort and elegance that Bythorne Court has to offer.

EPC Rating: D

Entrance Hall
4'10" x 18'4" (widest points) (1.48m x 5.59m (widest points))

Lounge
11'11" x 15'4" (3.65m x 4.68m)

Dining Room
8'11" x 9'6" (2.72m x 2.92m)

Kitchen
11'2" x 9'6" (3.41m x 2.91m)

Utility Room
3'10" x 7'5" (1.19m x 2.27m)

Downstairs WC
8'6" x 2'11" (2.60m x 0.89m)

Conservatory
19'0" x 12'9" (5.80m x 3.91m)

Bedroom 5
8'10" x 9'4" (2.7m x 2.87m)

Wet Room

Landing
3'4"m x 10'10" (1.02m x 3.32m)

Bedroom 1
12'4" x 13'2" (3.76m x 4.02m)

En Suite
9'9" x 3'4" (2.98m x 1.03m)

Bedroom 2
15'9" x 10'10" (4.81m x 3.32m)

Bedroom 3
8'4" x 10'11" (2.56m x 3.33m)

Bedroom 4
12'4" x 9'4" (3.78m x 2.86m)

Bathroom
6'5" x 6'3" (1.96m x 1.92m)

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.

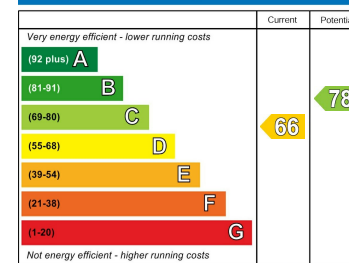
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

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

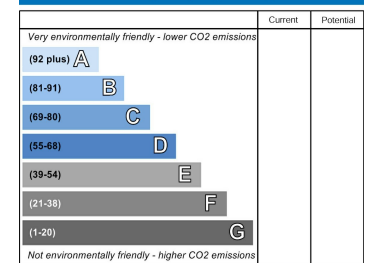


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.

1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 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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