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9 Bythorne Court

Rainham • Gillingham

Price: Guide Price £475,000



9, Bythorne Court, Rainham, ME8 8TN  
Guide Price £475,000

- GUIDE PRICE: £475,000 - £500,000
- DRIVEWAY
- EN SUITE TO MASTER
- LARGE CONSERVATORY
- NO ONWARD CHAIN!
- 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.

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**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)

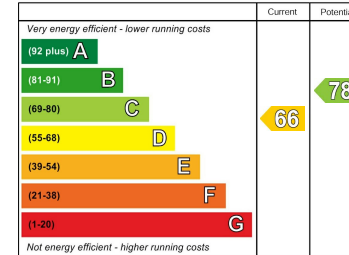
**Bathroom**  
6'5" x 6'3" (1.96m x 1.92m)

**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

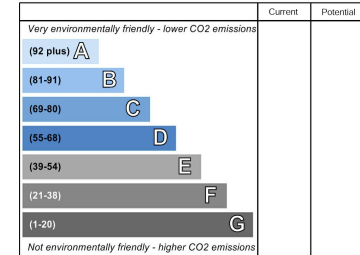


**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

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