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3 Mereworth Close
• Twydall, Rainham

Guide Price: £325,000 - £350,000



3, Mereworth Close, , ME8 6NX
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- FOUR BEDROOM TERRACE HOME
- DRIVEWAY FOR 2 CARS
- APPROX 100FT REAR GARDEN
- DOWNSTAIRS WC
- TWO BATHROOMS
- UTILITY ROOM
- SEPARATE DINING ROOM
- CHAIN FREE
- CTAX BAND: B
- EPC RATING: C (69)

Charming four bedroom terraced house located on Mereworth Close in Twydall.

The house features not one, but two bathrooms, ensuring convenience for all residents. Additionally, the downstairs WC adds a touch of practicality to this delightful home. The driveway with space for two cars is a rare find in this area, making parking a breeze for you and your visitors.

One of the highlights of this property is the large rear garden, offering a tranquil outdoor space for gardening, hosting barbecues, or simply basking in the sunshine. The loft conversion provides a large master bedroom with views over the garden.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and envision the endless possibilities that this property has to offer.

EPC Rating: C



Porch
5'8" x 2'9" (1.74m x 0.84)

Entrance Hall
5'10" x 9'9" (1.80m x 2.99m)

Lounge
16'4" x 12'2" (4.99m x 3.73m)

Dining Room
8'8" x 8'11" (2.66m x 2.73m)

Kitchen
10'4" x 8'11" (3.17m x 2.72m)

Utility Room
6'2" x 6'3" (1.88m x 1.92m)

Downstairs WC
6'2" x 2'10" (1.90m x 0.87)

Storage
6'2" x 21'3" (1.89m x 6.50m)

Landing
13'2" x 10'5" (widest points) (4.02m x 3.20m (widest points))

Bedroom 2
14'6" x 10'4" (4.44m x 3.16m)

Bedroom 3
10'4" x 10'4" (3.17m x 3.15m)

Bedroom 4
11'0" x 8'11" (3.37m x 2.73m)

Wet Room
7'3" x 5'6" (2.22m x 1.68m)

Bedroom 1
17'10" x 13'6" (widest points) (5.45m x 4.13m (widest points))



Bathroom
6'9" x 10'8" (widest points) (2.07m x 3.26m (widest points))

Garden

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 1474 sq.ft. (136.9 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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