

01634 379 799

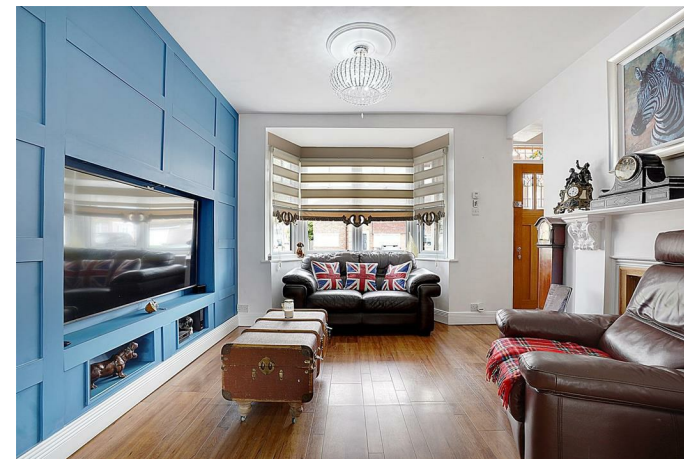
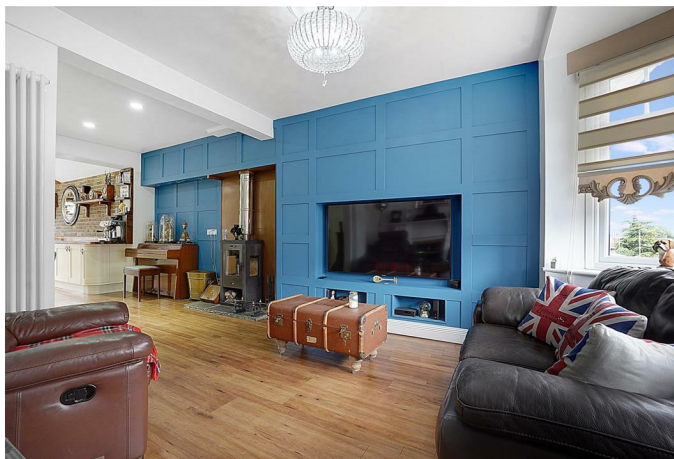
www.harrisonsreeve.com



168 Maidstone Road

• Rainham

Price: £400,000



168, Maidstone Road, ME8 0DU  
£400,000

\* PRICE RANGE £400,000 TO £425,000 \*

- INDIVIDUAL 2 BEDROOM EXTENDED SEMI DETACHED HOUSE
- PRICE RANGE £400,000 TO £425,000
- DRIVEWAY TO FRONT , LOG CABIN TO REAR OF GARDEN
- TURNKEY PROPERTY! READY TO MOVE STRAIGHT INTO!!
- FANTASTIC, BESPOKE FITTED KITCHEN & EXTENDED BATHROOM & DOWNSTAIRS WC
- VERY CONVENIENT LOCATION FOR SCHOOLS, SHOPS, TRANSPORT LINKS & AMENITIES
- A MUST VIEW!! PRESENTED FOR SALE WITH THE "WOW" FACTOR
- A NUMBER OF INTEGRATED APPLIANCES
- EPC RATING "B", MEDWAY COUNCIL TAX BAND "C"
- 10 PANEL SOLAR SYSTEM FIT ( feed in tariff) WITH 15 YEAR GUARANTEE REMAINING ON INVERTER

Welcome to this charming semi-detached house located on Maidstone Road in the lovely area of Rainham. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms and two bathrooms, there is ample space for a small family or a couple looking for a cozy home.

Spanning across 932 square feet, this house offers a comfortable living space with a layout that is both practical and inviting. The property features parking for two vehicles, ensuring convenience for those with cars or visitors arriving by car.

Situated in a desirable location, this house provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a convenient lifestyle. Whether you're looking to settle down or invest in a property with great potential, this semi-detached house on Maidstone Road is a fantastic opportunity not to be missed.

#### Lounge Area

11'10" into bay x 10'11" (3.63m into bay x 3.34m)  
Hardwood entrance door. Stair case to first floor. Double glazed bay window to front. Multi fuel burner. Built in unit with app LED sinc light system, and smart TV. 2 Upright radiators. open to :

#### Dining Area

15'0" x 9'11" (4.58m x 3.03m)  
Built in seating area. open to :

#### Vestible

Upright radiator. Vanity unit with inset sink unit. LED spotlights Door to:

#### WC

White low level WC. Extractor fan. Built in wall cupboard.

#### Kitchen/Dining Area

15'9" x 13'10" max (4.81m x 4.24m max)  
Double glazed bi-folding doors to rear garden. Modern fitted high spec kitchen comprising a range of base and eye level units with solid wood work surfaces and inset Butler style sink unit. 4 built in "Stoves" ovens and grill ovens. Integrated "Essentials" fridge and freezer. Integrated "Hoover" silent inverter wifi washing machine. Integrated "Neff" dishwasher. Built in "Hotpoint" induction hob with bespoke "Cookology" remote control extractor canopy over. 2 "Velux" electric wireless remote windows with electric black out blinds.

#### Landing

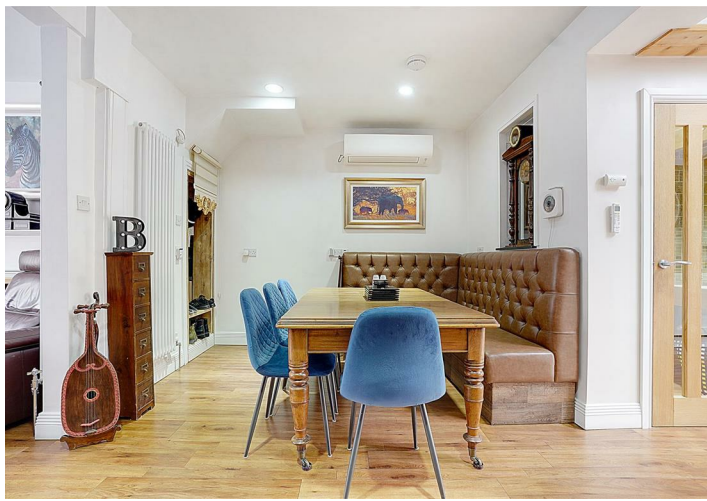
Double glazed window to side.

#### Bedroom 1

12'1" x 11'10" (3.70m x 3.61m)  
Double glazed window to front, radiator. Wardrobe to remain.

#### Bedroom 2

9'10" x 9'8" (3.02m x 2.95m)  
Double glazed window to rear, radiator. Wardrobe to remain.



### Bathroom

16'9" x 7'1" red to 5'1" (5.12m x 2.16m red to 1.57m)  
 Bespoke modern white and black fitted suite with double extractor system comprising walk in shower enclosure with jacuzzi style mains fed shower unit, jacuzzi style bath with LED mood lighting and radio, vanity unit with inset sink unit, low level WC with own vanity unit. Frosted double glazed window to side. Frosted double glazed sash window to rear. Cupboard housing "Worcester" boiler. Upright radiator. Access to loft spaces.

### Exterior

#### Frontage

Block paved driveway for 2 cars to front.

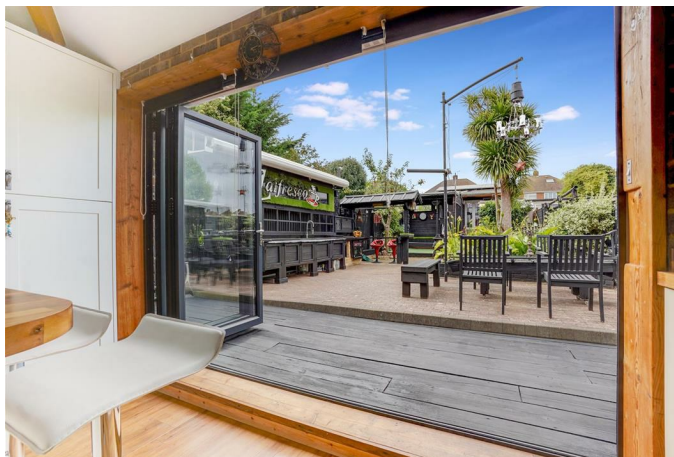
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>87</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Harrisons Reeve Harrisons Reeve Office**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
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### **Rear Garden**

Approx. 80' in depth incorporating tiered levels, outside kitchen and log cabin. Fenced to boundaries. Side pedestrian access. Feature pond. Substantial LED mood lighting. Outdoor living space has granite workspace with built in oven and sink .

### **NB**

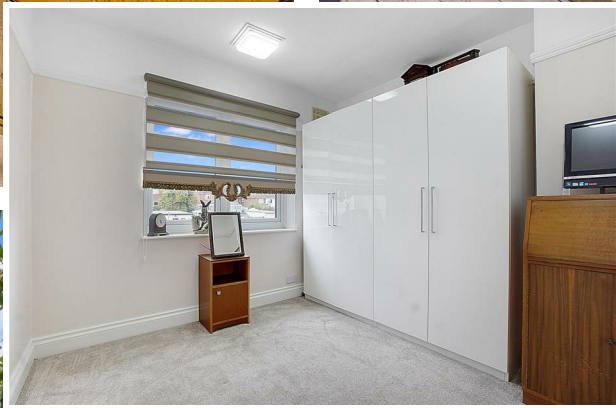
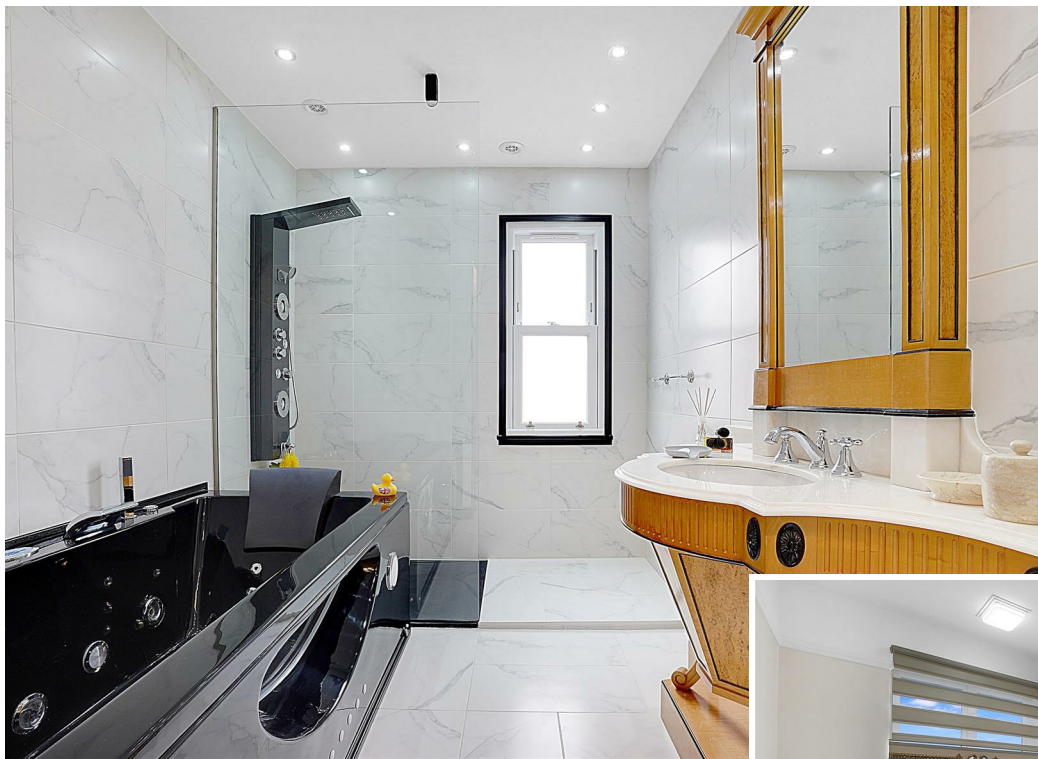
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

### **Member agent**

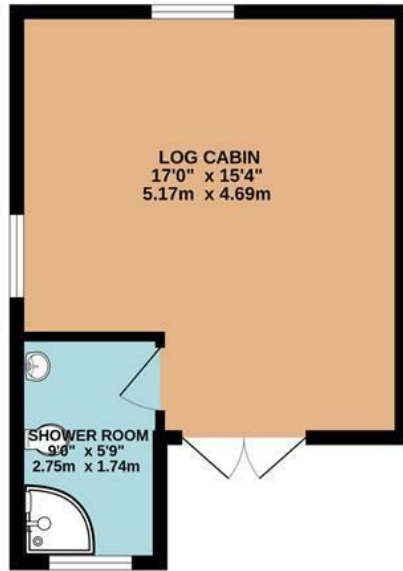
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

### **NB**

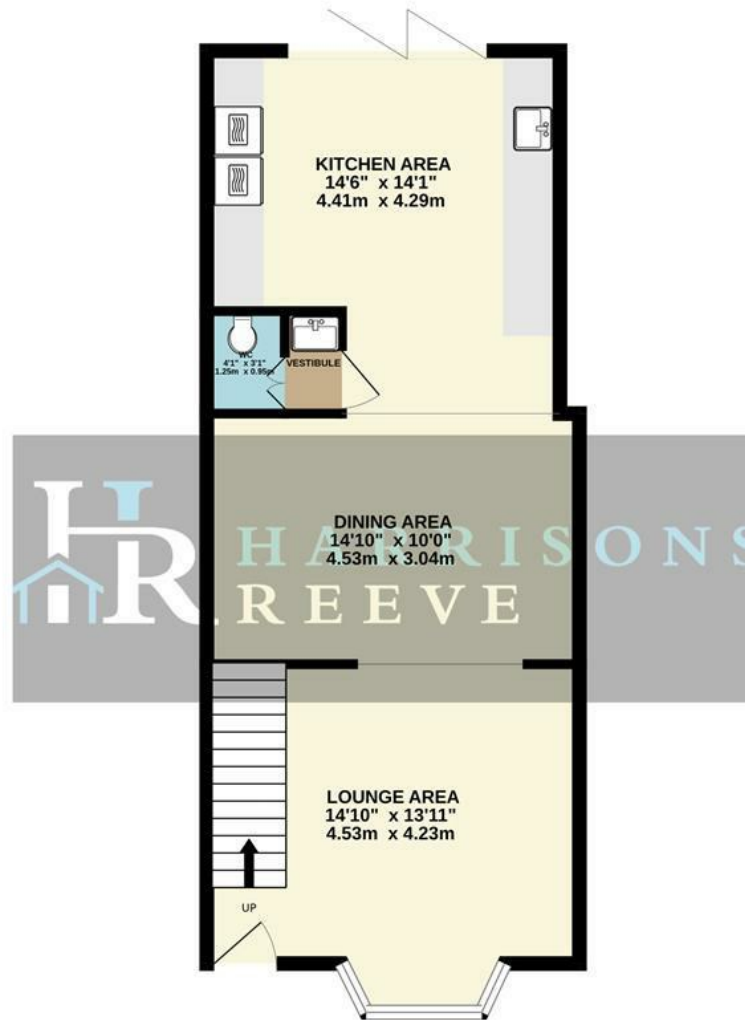
Agent Note : We understand from the vendors that televisions can remain in the bedroom, living room and log cabin . Potentially, the fish in the pond can remain.



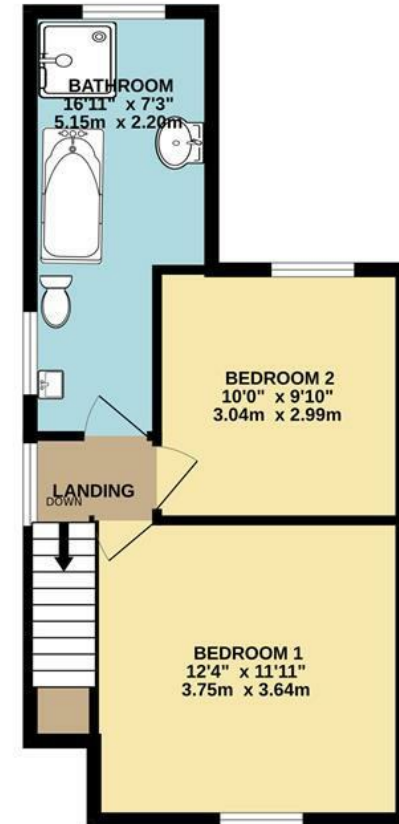
LOG CABIN  
289 sq.ft. (26.9 sq.m.) approx.



GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 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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