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30 Tudor Grove  
• Rainham

Price: Guide Price £475,000





30, Tudor Grove, , ME8 9AF

Guide Price £475,000

- GUIDE PRICE: £475,000 - £500,000
- FIVE BEDROOM SEMI DETACHED HOME
- DRIVEWAY
- EXTENDED TO REAR & LOFT CONVERSION
- UTILITY
- STUDY ROOM
- DOWNSTAIRS WC
- APPROXIMATELY 120FT REAR GARDEN
- CTAX BAND: D
- EPC RATING: C (69)

Welcome to this charming semi-detached home located in the highly sought after Tudor Grove. This property boasts a spacious layout with an extended kitchen dining area, separate living room and FIVE bedrooms.

One of the highlights of this home is the large rear garden, offering a tranquil outdoor space where you can unwind and enjoy the fresh air. Additionally, the property comes with a driveway, ensuring parking is never an issue for you and your guests.

For those in need of extra space, there is a cabin on the premises that can be utilised as a home office, gym, or hobby room - the possibilities are endless!

With five bedrooms in total, this property provides flexibility for a growing family or those in need of additional guest rooms. Whether you're looking for a peaceful retreat or a place to call home, this semi-detached house in Tudor Grove is sure to tick all the boxes.

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**Entrance Hall**  
3'4" x 7'2" (1.03m x 2.20m)

**Downstairs WC**  
3'4" x 6'8" (1.02m x 2.04m)

**Lounge**  
12'10" x 13'11" (3.92m x 4.25m)

**Kitchen**  
12'8" x 12'10" (3.87m x 3.92m)

**Dining Area**  
16'7" x 8'7" (5.08m x 2.62m)

**Utility Room**  
3'4" x 5'3" (1.02m x 1.62m)

**Landing**

**Bedroom 1**  
11'7" x 13'11" (3.54m x 4.25m)

**Bedroom 2**  
8'5" x 12'11" (2.58m x 3.94m)

**Bedroom 3**  
10'4" x 8'6" (3.16m x 2.61m)

**Bedroom 4**  
7'10" x 10'4" (2.39m x 3.16m)

**Bathroom**  
8'5" x 6'8" (2.57m x 2.04m)

**Bedroom 5**  
17'0" x 12'11" (5.20m x 3.95m)  
Limited head height

**Study**  
6'4" x 8'2" (1.94m x 2.49m)

**Cabin**  
18'8" x 14'3" (5.69m x 4.36m)

**Cabin WC**  
4'0" x 3'7" (1.23m x 1.11m)

**Garden**

**Driveway**

**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, Hawkrige 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.

**AML Charges**  
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





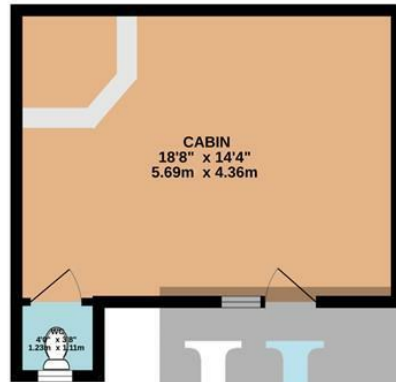
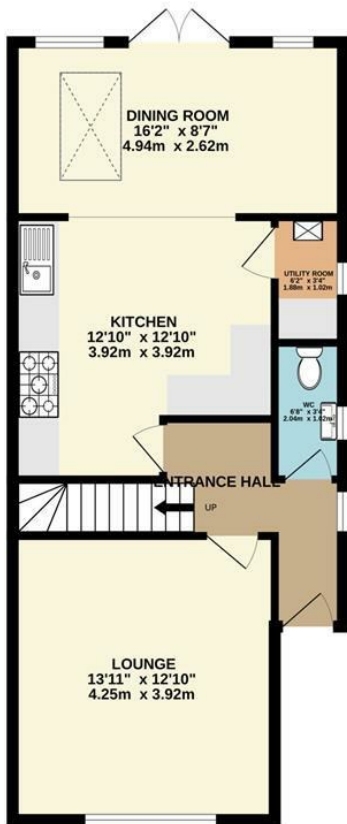
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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

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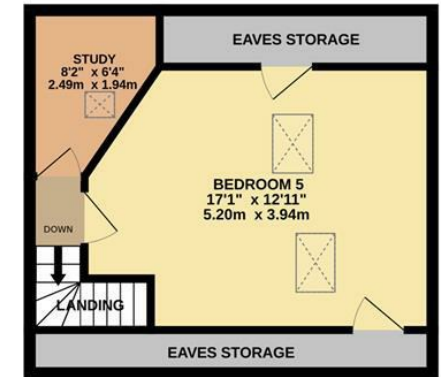
GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



2ND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 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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