

01634 379 799

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REEVE

322 Maidstone Road

• Rainham

Price: Offers In Excess Of £450,000



322, Maidstone Road, , ME8 0HB

Offers In Excess Of £450,000

- PRICE RANGE £475,000 TO £500,000
- SEMI-DETACHED
- FOUR BEDROOMS
- REAR GARDEN APPROX 70 x 35FT
- LOUNGE/DINER, PLUS LOUNGE AND STUDY
- APPROX. 1629 SQ FT
- CENTRAL RAINHAM LOCATION - CLOSE TO LOCAL AMENITIES
- MEDWAY COUNCIL TAX BAND E
- EPC RATING D

Price range £475,000 to £500,000.

Nestled on Maidstone Road in the charming town of Rainham, this delightful SEMI-DETACHED house offers a perfect blend of comfort and practicality. With FOUR spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout features TWO inviting reception rooms, including a versatile study that can serve as a home office or playroom, alongside a generous lounge/diner perfect for entertaining guests or enjoying family meals.

The property boasts a well-appointed bathroom, ensuring convenience for all residents. The expansive 70x35ft rear garden provides a wonderful outdoor space, ideal for children to play, gardening enthusiasts, or simply enjoying the fresh air during the warmer months.

Parking is a breeze with a driveway that accommodates up to four vehicles, making it an excellent choice for those with multiple cars or visitors.

This home is not just a place to live; it is a sanctuary where memories can be made. With its prime location in Rainham, you will find yourself within easy reach of local amenities, schools, and transport links, making daily life both convenient and enjoyable.

In summary, this semi-detached house on Maidstone Road is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this property your own.

GROUND FLOOR

PORCH

5'2" x 3'3" (1.6 x 1.0)

With door leading into the entrance hall.

ENTRANCE HALL

10'9" x 6'2" (3.3 x 1.9)

With stairs leading to the first floor, radiator and under stairs storage cupboard.

LOUNGE

13'5" x 11'9" (4.1 x 3.6)

With window to the front, radiator and coal/wood fireplace with brick surround.

KITCHEN

22'3" x 9'10" (6.8 x 3.0)

With base and eye level units, breakfast bar, integral cooker, hob, with extractor fan above, sink with window above and door leading to the rear garden.

LOUNGE/DINER

21'7" x 18'0" (widest points) (6.6 x 5.5 (widest points))

With two windows and two radiators.

OFFICE

9'6" x 7'6" (2.9 x 2.3)

With window to the rear garden and a storage cupboard housing the boiler.

FIRST FLOOR

LANDING

10'9" x 8'10" (3.3 x 2.7)

With two storage and loft hatch.

BEDROOM 1

20'8" x 8'6" (6.3 x 2.6)

With window, build in wardrobe and radiator.

EN-SUITE SHOWER ROOM

7'2" x 5'6" (2.2 x 1.7)

With corner shower cubicle, wall mounted sink, low level WC, frosted window and heated towel rail.

BEDROOM 2

11'9" x 11'1" (3.6 x 3.4)

With window, radiator and built in wardrobe.

BEDROOM 3

12'1" x 10'9" (3.7 x 3.3)

With window and radiator.

BEDROOM 4

8'10" x 8'2" (2.7 x 2.5)

With radiator and window.

BATHROOM

8'2" x 5'10" (2.5 x 1.8)

White suite comprising of bath, vanity unit with WC/sink, frosted window and heated towel rail.

GARDENS

FRONT - Block paved with driveway for 4/5 vehicles.

REAR - Patio area, decked area, tree/shrubs and the rest is laid to lawn approx 70ft x 35ft

GARAGE/STORAGE

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.

IMPORTANT INFORMATION

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

AML

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

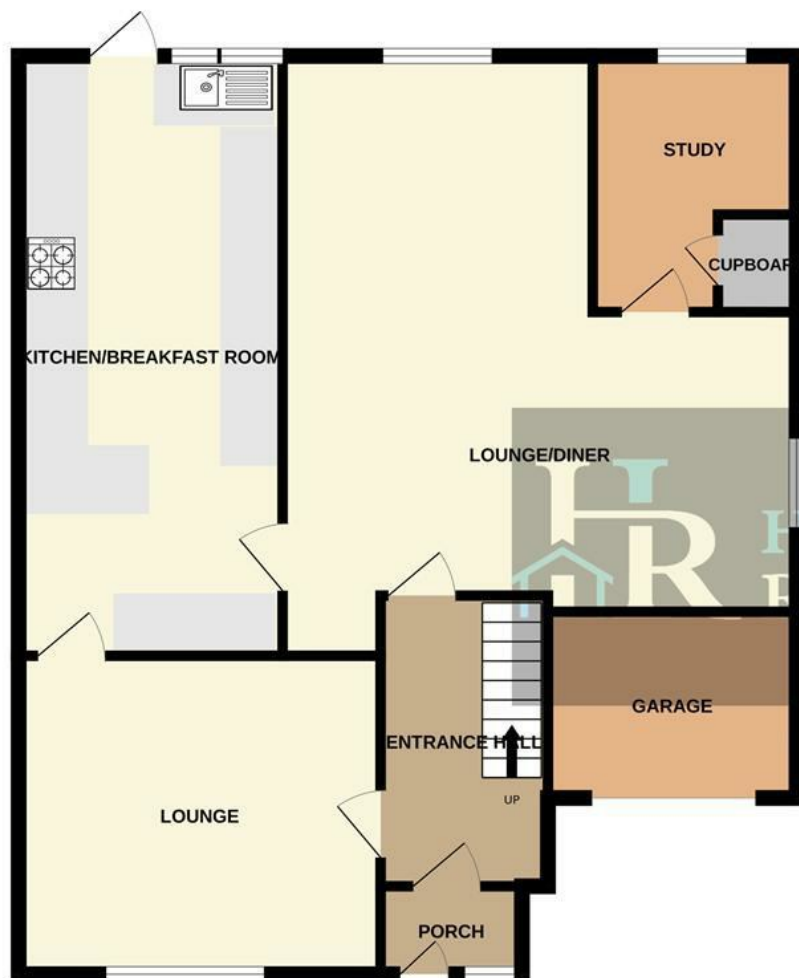
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO₂) 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	

Harrisons Reeve Harrisons Reeve Office
35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsreeve.com (01634) 379799

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



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.4 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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