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6 Queen Court Close

• Rainham

Price: £530,000



6, Queen Court Close, , ME8 7FG
£530,000

- PRICE £550,000
- DETACHED HOUSE
- FOUR BEDROOMS
- GARAGE
- EN-SUITE SHOWER ROOM
- UTILITY ROOM
- KITCHEN/DINER
- NO ONWARD CHAIN
- MEDWAY COUNCIL TAX BAND E
- EPC RATING B

Welcome to this stunning DETACHED house located in the desirable Queen Court Close, Rainham. Built in 2022, this modern property offers a perfect blend of contemporary design and practical living. With four spacious bedrooms, it is ideal for families seeking comfort and style.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation or entertaining guests. The heart of the home is the impressive kitchen and dining room, which is perfect for family meals and gatherings. The layout is designed to maximise space and light, creating an inviting environment.

This property boasts two well-appointed bathrooms, ensuring convenience for all residents. Additionally, a downstairs WC adds to the practicality of the home, making it suitable for both family life and entertaining.

For those with vehicles, the property features parking for up to three vehicles, along with a garage and driveway, providing ample space for your needs. The absence of an onward chain makes this property an attractive option for those looking to move in without delay.

Situated in a peaceful neighbourhood, this home offers a perfect retreat while still being conveniently located near local amenities and transport links. Whether you are a growing family or simply seeking a modern home with ample space, this property is sure to impress. Do not miss the opportunity to make this beautiful house your new home.

EPC rating B
Medway council tax band E



GROUND FLOOR

ENTRANCE HALL

18'8" x 4'7" (5.7 x 1.4)

With stairs leading to the first floor and there is a storage cupboard.

WC

5'6" x 3'7" (1.7 x 1.1)

With low level WC, wall mounted sink, frosted window to the front and a heated towel rail.

LOUNGE

19'4" x 11'5" (5.9 x 3.5)

With window to the front and a radiator.

KITCHEN DINER

20'4" x 11'5" (6.2 x 3.5)

With base and eye level units, integral appliances, window above the sink and bi-fold doors to the rear garden.

UTILITY ROOM

4'11" x 4'7" (1.5 x 1.4)

With sink and wall mounted boiler above.

FIRST FLOOR

LANDING

13'5" x 4'3" (4.1 x 1.3)

With airing cupboard and loft access.

BEDROOM 1

13'9" x 10'2" (4.2 x 3.1)

With radiator and window.

EN-SUITE SHOWER ROOM

7'10" x 3'11" (2.4 x 1.2)

Walk in shower, low level WC, wall mounted sink and a heated towel rail.



BEDROOM 2

12'1" x 9'6" (3.7 x 2.9)

With radiator and window.

BEDROOM 3

9'10" x 8'2" (3.0 x 2.5)

With radiator and window.

BEDROOM 4

10'2" x 7'2" (3.1 x 2.2)

With radiator and window.

BATHROOM

5'10" x 5'10" (1.8 x 1.8)

White suite with bath, wall mounted sink and low level WC.

GARAGE

23'11" x 10'2" (7.3 x 3.1)

With access to the front and back.

GARDENS

FRONT - Laid to lawn, shrub border and driveway for two cars.

REAR - Patio area, lawn area and shrub border. There is side access, outside tap and door to access the garage.

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		93
(81-91) B	84	
(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

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
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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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