

01634 379 799

www.harrisonsreeve.com



53 London Road

• Rainham

Price: £375,000





53, London Road, , ME8 7RH  
£375,000

- THREE BEDROOM SEMI DETACHED HOME
- GARAGE TO REAR
- DOWNSTAIRS WC
- UTILITY ROOM
- IN NEED OF SOME MODERNISATION
- CLOSE TO SCHOOLS & AMENITIES
- CENTRAL LOCATION
- CHAIN FREE
- CTAX BAND: D
- EPC RATING: D

Located on the bustling London Road in Rainham, this charming semi-detached house presents an excellent opportunity for a growing family. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as the heart of the home, perfect for both relaxation and entertaining guests.

The property boasts a practical utility room, providing additional storage and functionality, while the convenient downstairs WC adds to the ease of daily living. The generous garden is a standout feature, offering a delightful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months.

For those with vehicles, the garage located at the rear of the property ensures secure parking and extra storage options. Furthermore, being chain-free simplifies the buying process, making this home an even more attractive prospect.

This residence is ideally situated, providing easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a vibrant community atmosphere. Do not miss the chance to make this lovely house your new home.

EPC Rating: D

**Entrance Hall**  
6'3" x 15'7" (1.91m x 4.75m)

**Lounge**  
12'11" x 11'9" (3.96m x 3.60m)

**Dining Room**  
11'9" x 12'11" (3.60m x 3.95m)

**Kitchen**  
7'1" x 9'9" (2.17m x 2.99m)

**Utility Room**  
5'4" x 4'5" (1.63m x 1.35m)

**Downstairs WC**  
2'5" x 4'4" (0.76m x 1.34m)

**Landing**  
7'10" x 9'6" (2.39m x 2.91m)

**Bedroom 1**  
11'11" x 11'9" (3.64m x 3.60m)

**Bedroom 2**  
11'10" x 13'0" (3.63m x 3.98m)

**Bedroom 3**  
7'4" x 8'2" (2.26m x 2.49m)

**Shower Room**  
7'9" 6'11" (2.38m 2.13)

**Garden**

**Garage**  
23'9" x 9'9" (7.25m x 2.98m)

**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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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.  
Made with Metropix ©2025