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103 Orchard Street

• Rainham

Price: Offers Over £450,000





103, Orchard Street, , ME8 9AD

Offers Over £450,000

- 2 BEDROOM DETACHED BUNGALOW
- OPEN PLAN LOUNGE/DINER
- AIR CONDITIONING UNIT
- CLOSE TO TRAIN STATION AND LOCAL AMENITIES
- FULLY REFURBISHED AND MODERNISED
- WOODEN CABIN
- GARAGE
- OFF ROAD PARKING
- EPC RATING 'D'
- COUNCIL TAX BAND 'E'

Nestled on the charming Orchard Street in Rainham, this delightful detached bungalow offers a perfect blend of modern living and comfort. This property is designed for both relaxation and entertaining. The open-plan reception room is a standout feature, fully modernised to a high standard, providing a bright and airy space that is sure to impress.

This bungalow boasts two well-proportioned bedrooms, ideal for a small family or those seeking a peaceful retreat. The shower room is thoughtfully designed, ensuring convenience and style. One of the highlights of this home is the air conditioning, which adds an extra layer of comfort, particularly during the warmer months.

The exterior of the property is equally appealing, featuring beautifully landscaped gardens that offer a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. Whether you are hosting a summer barbecue or enjoying a quiet evening under the stars, the gardens provide a perfect backdrop.

In summary, this modernised bungalow on Orchard Street is a rare find, combining contemporary amenities with a tranquil setting. It is an ideal choice for anyone looking to settle in a welcoming community while enjoying the comforts of a well-appointed home. Don't miss the opportunity to make this lovely property your own.

**PORCH**

7'4" x 7'0" (2.25 x 2.14)

**LOUNGE/DINER/KITCHEN**

29'8" x 14'2" (9.06 x 4.34)

Fitted kitchen with integral appliances including an electric steam cooker and electric oven and gas hob, dishwasher, fridge freezer and washing machine. Air conditioning unit, two sliding patio doors. modern radiators

**BEDROOM 1**

11'10" x 12'4" (3.63 x 3.78)

Fitted wardrobes, Radiator.

**BEDROOM 2**

10'5" x 11'0" (3.19 x 3.36)

Fitted wardrobes, radiator.

**SHOWER ROOM**

5'5" x 10'0" (1.67 x 3.05)

Shower cubicle, pedestal toilet, vanity unit wash hand basin, heated towel rail.

**GARDEN**

Well presented tiled and grassed areas suitable for outdoor entertaining.

**GARAGE**

Electric roller door, rear door access to garden

**CABIN ROOM**

Fully fitted out with power and lights suitable for a home office or bar room.

**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.

**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

**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**

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		59
(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  
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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