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23 Emmeline Close
• Rainham

Price: Offers In Excess Of £400,000



23, Emmeline Close, , ME8 7BA

Offers In Excess Of £400,000

- OFFERS IN EXCESS OF £400,000
- NO ONWARD CHAIN!
- 5 BEDROOM HOUSE, APPROX. 1207 SQ FT OF LIVING ACCOMMODATION
- CAR PORT WITH PARKING FOR THREE CARS
- FAMILY BATHROOM/TWO EN-SUITE SHOWER ROOMS AND DOWNSTAIRS WC
- LOUNGE/DINER
- SPACIOUS FAMILY HOME
- CLOSE TO LOCAL AMENITIES - INCLUDING SHORT WALK TO RAINHAM MARK GRAMMAR SCHOOL
- EPC RATING C
- MEDWAY COUNCIL TAX D

Nestled in the desirable Emmeline Close, Rainham, this beautifully presented TOWNHOUSE offers a perfect blend of space and modern living. With FIVE bedrooms, including TWO EN-SUITES this property is ideal for families seeking comfort and convenience. The well-appointed family bathroom adds to the practicality of the home, ensuring that everyone has their own space.

The beautifully presented lounge/diner serves as the heart of the home, providing a welcoming atmosphere for both relaxation and entertaining. Natural light floods the room, enhancing its inviting charm. The layout is thoughtfully designed to cater to the needs of contemporary family life.

Situated close to local amenities, residents will enjoy easy access to shops, schools, and recreational facilities, making daily errands and family outings a breeze. The property also boasts a carport that accommodates up to THREE VEHICLES a rare find that adds to the convenience of this home.

With NO ONWARD CHAIN, this townhouse is ready for you to move in and make it your own. Whether you are a growing family or looking for a spacious home, this property is a must-see. Embrace the opportunity to own a beautifully presented home in a sought-after location.

Medway Council tax band D
EPC rating C

GROUND FLOOR

ENTRANCE HALL

13'9" x 3'3" (4.2 x 1.0)
With stairs leading to the first floor.

W C

6'10" x 3'3" (2.1 x 1.0)
With low level WC, wall mounted sink and radiator.

KITCHEN

9'10" x 8'2" (3.0 x 2.5)
With base and eye level units, stainless steel sink with window above, breakfast bar, radiator and space for a washing machine.

LOUNGE/DINER

16'4" x 14'9" (5.0 x 4.5)
With French doors leading to the rear garden, window and two radiators.

FIRST FLOOR

LANDING

9'6" x 3'7" (2.9 x 1.1)
With radiator.

BEDROOM 1

15'1" x 10'2" (4.6 x 3.1)
With radiator and window.

EN-SUITE SHOWER ROOM

5'10" x 2'11" (1.8 x 0.9)
With shower, low level WC, sink, frosted window and radiator.

BEDROOM 2

16'4" x 9'10" (5.0 x 3.0)
With radiator and window.

EN-SUITE SHOWER ROOM

6'10" x 4'3" (2.1 x 1.3)
With shower, low level WC, sink, frosted window and radiator.

SECOND FLOOR

LANDING

11'5" x 3'3" (3.5 x 1.0)

BEDROOM 3

13'1" x 8'2" (4.0 x 2.5)
With radiator and window.

BEDROOM 4

13'1" x 7'10" (4.0 x 2.4)
With radiator and window.

BEDROOM 5

6'10" x 6'2" (2.1 x 1.9)
With radiator and window.

FAMILY BATHROOM

6'2" x 5'6" (1.9 x 1.7)
White suite comprising of bath, low level WC, sink and window.

PARKING

Car port - allowing parking for three cars.

GARDENS

FRONT - Metal fence with trees/shrubs.

REAR - With patio area and the rest is laid lawn.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison's 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

Harrison's 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 Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

HARRISON'S 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.

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.

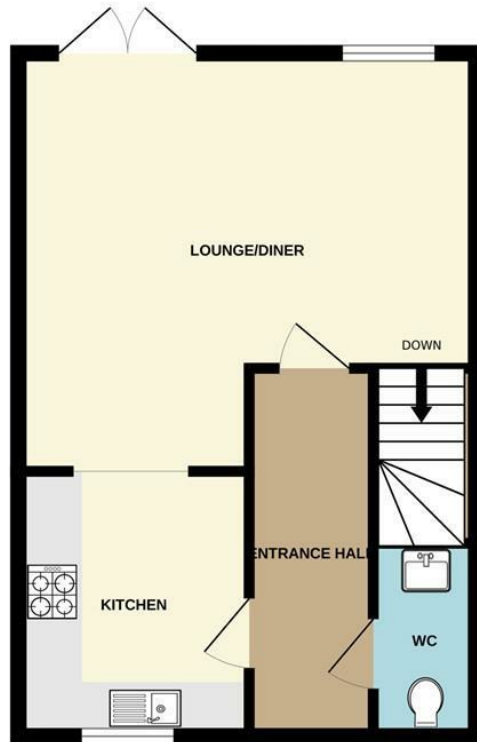


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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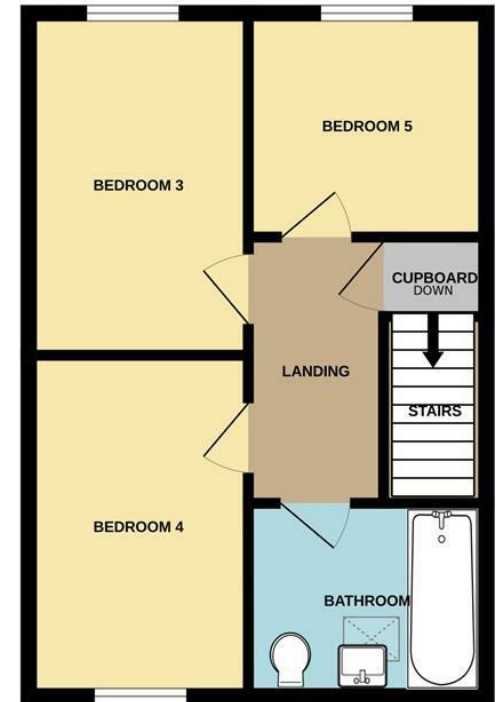
GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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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