

01634 379 799

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142 Berengrave Lane

• Rainham

Price: Price Range £400,000



142, Berengrave Lane, , ME8 7NL
Price Range £400,000

- 4 BEDROOM SEMI DETACHED HOUSE IN POPULAR BERENGRAVE LANE, RAINHAM
- PRICE RANGE £400,000 TO £425,000
- EXTENDED ACCOMMODATION BENEFITTING FROM DOUBLE STOREY & SINGLE STOREY EXTENSIONS
- OFF ROAD PARKING FOR SEVERAL CARS AND 2 GARAGES
- LOCATED ADJACENT TO BERENGRAVE NATURE RESERVE, OCCUPYING A CORNER PLOT, APPROX. 1,500 SQ FT
- REPLACEMENT KITCHEN
- LOUNGE/DINER, SECOND RECEPTION ROOM & UTILITY ROOM
- DOWNSTAIRS WC AND FAMILY SHOWER ROOM
- EPC RATING "D", MEDWAY COUNCIL TAX BAND "D"
- CHAIN FREE!!

PRICE RANGE £400,000 TO £425,000

Nestled in the sought-after area of Rainham, this charming semi-detached house on Berengrave Lane offers a delightful blend of comfort and convenience. With four spacious bedrooms, this property is perfect for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for gatherings with friends and family.

One of the standout features of this property is its proximity to the Berengrave Lane Nature Reserve, allowing residents to enjoy the beauty of nature right on their doorstep. The serene surroundings offer a peaceful retreat from the hustle and bustle of daily life, while still being conveniently located in a popular residential area.

The house boasts a well-appointed shower room and the added benefit of two garages, providing plenty of storage and parking options. With off-road parking available for up to five vehicles, this property is perfect for those with multiple cars or visiting guests.

Importantly, there is no onward chain, allowing for a smooth and efficient purchase process. This home presents an excellent opportunity for buyers looking to settle in a desirable location with ample space and modern conveniences. Don't miss the chance to make this lovely property your own.



Porch

Double glazed entrance door, double glazed window to front, double glazed door to :

Entrance Hall

Stair case to first floor, under stairs storage cupboard. Radiator.

Lounge

27'9" x 12'0" red to 11'5" (8.46m x 3.66m red to 3.49m)

Double glazed windows to rear and front, 2 radiators. Double glazed door to rear garden.

Kitchen

13'8" x 11'3" (4.19m x 3.43)

Double glazed window to rear. Modern fitted kitchen comprising base and eye level units and breakfast bar. Radiator. Space and plumbing for dish washer. Space for fridge/freezer. Built in electric oven with hob and extractor fan over.

Utility Room

Double glazed window to rear. Radiator. Wall mounted boiler.

Snug/Reception Room

12'0" x 9'11" (3.66m x 3.03m)

Double glazed windows to front and side. Radiator.

WC

Suite comprising low level WC and vanity unit with inset sink unit, radiator.

Landing

2 radiators. Access to loft space.

Bedroom 1

12'2" x 7'10" (3.71m x 2.40m)

Double glazed window to front, radiator.

Bedroom 2

11'10" x 9'8" (3.62m x 2.97m)

Double glazed window to rear, radiator.

Bedroom 3

12'0" red to 9'4" x 9'10" (3.66m red to 2.86m x 3.01)

Double glazed window to front, radiator.

Bedroom 4

12'0" x 9'11" (3.67m x 3.03m)

Double glazed window to rear, radiator.



Bathroom

10'0" x 8'2" red to 6'4" (3.06m x 2.51m red to 1.95m)

Double glazed window to rear. Suite comprising panelled bath, low level WC and pedestal wash hand basin. Radiator.

Shower Room

3 piece suite comprising shower cubicle with electric wall mounted shower, vanity unit with inset sink unit and low level WC. Extractor fan.

Exterior

Rear Garden

Corner plot approx. 50' x 50' at maximum points. Mainly laid to lawn. Fenced to boundaries. Side pedestrian access.

Integral Garage

Garage

Located on driveway

Frontage

Lawn areas with established plants and hedges. Driveway providing off road parking for 2/3 cars.

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

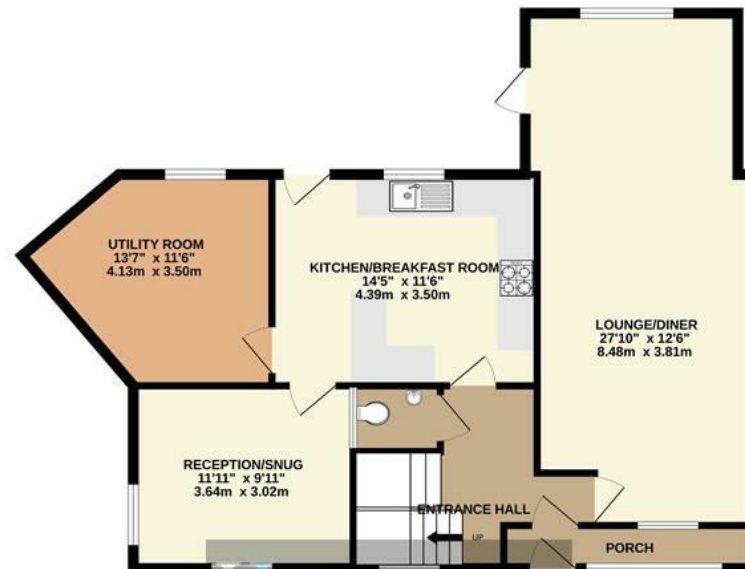


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

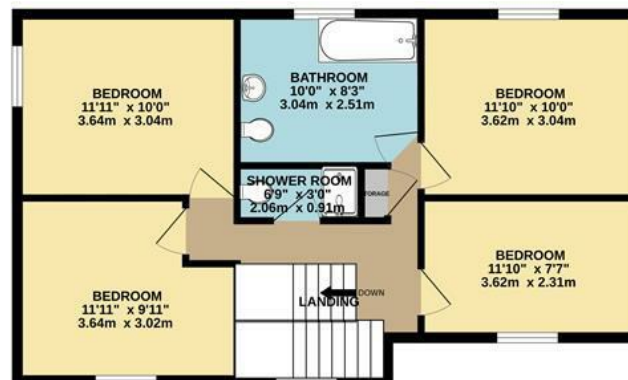
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1501 sq.ft. (139.4 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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