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124 Pump Lane

• Rainham

Price: Guide Price £500,000



124, Pump Lane, , ME8 7AP
Guide Price £500,000

- GUIDE PRICE £500,000
- THREE BEDROOM DETACHED HOME
- DRIVEWAY & GARAGE
- TWO EN SUITES
- FITTED LIFT TO 2ND BEDROOM
- EXTENDED LOUNGE/DINER
- DOWNSTAIRS WC
- INTEGRATED APPLIANCES INCLUDING MICROWAVE, FRIDGE & FREEZER
- CTAX BAND: F
- EPC RATING: D

An impressive and beautifully presented 3 bedroom executive detached home located just minutes from Rainham Mark Grammar School & Rainham Station. The property benefits from a large extension to the rear, kitchen with integrated appliances, three shower rooms, downstairs WC, driveway & garage.

Guide Price: £500,000

EPC Rating: D

Entrance Hall
5'8" x 14'10" (1.75m x 4.54m)
Staircase to first floor. Under stairs storage cupboard.

Downstairs WC
2'9" x 5'9" (0.85m x 1.76m)
Double glazed window to front. Low level WC, base level hand wash basin.

Kitchen
8'9" x 14'11" (2.67m x 4.56m)
Double glazed window to front. Base and eye level units, base level hob and sink. Single sink on worktop. Built in oven.

Dining Room
15'0" x 13'5" (4.59m x 4.10m)
Open to lounge and study.

Lounge
14'11" x 11'10" (4.57m x 3.61m)
Double glazed windows to rear. Double glazed door to rear garden.

Study
7'10" x 11'7" (2.41m x 3.54m)
Double glazed window to rear. Built in lift to 2nd bedroom.

Landing
5'10" x 14'6" (1.80m x 4.44m)
x2 Storage cupboards.

Master Bedroom
8'11" x 14'0" (2.73m x 4.28m)
Double glazed window to front, wardrobes, door leading to en suite.

Master bedroom Ensuite
8'10" x 2'7" (2.71m x 0.80m)
Double glazed window to side. Built in shower unit. Base level sink.

2nd Bedroom
7'10" x 26'0" (2.41m x 7.95m)
Double glazed windows to front and rear. Sliding door to en suite.

2nd Bedroom En Suite
6'6" x 8'3" (1.99m x 2.53m)
Double glazed window to rear. Wet room with shower, low level WC, Base level hand wash basin.

3rd Bedroom
8'2" x 11'9" (2.49m x 3.60m)
Double glazed window to rear. Built in wardrobe.

Shower Room
7'0" x 5'6" (2.14m x 1.68m)
Double glazed window to front. Low level WC, base level hand wash basin, corner shower unit.

Garage
8'1" x 18'6" (2.47m x 5.65m)
Power & Light available. Up and over garage door. Boiler.

Garden
Approx 50ft x 50ft, landscaped patio and lawn areas.

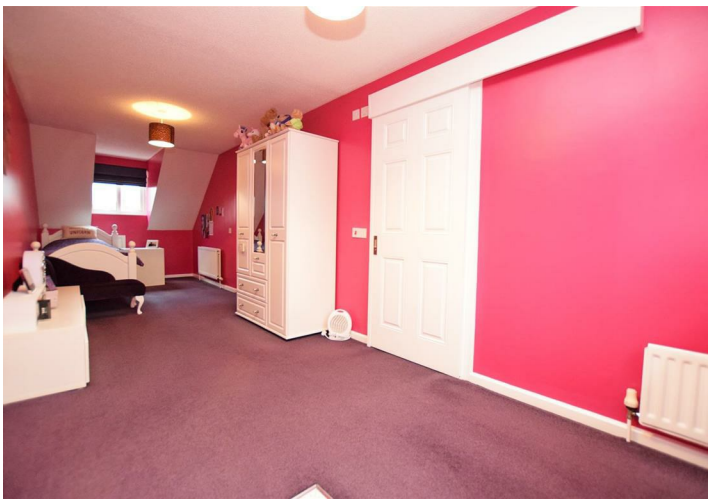
Driveway
Paved driveway with space for 2 cars.

Important Notice
Harrisons Residential, 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.

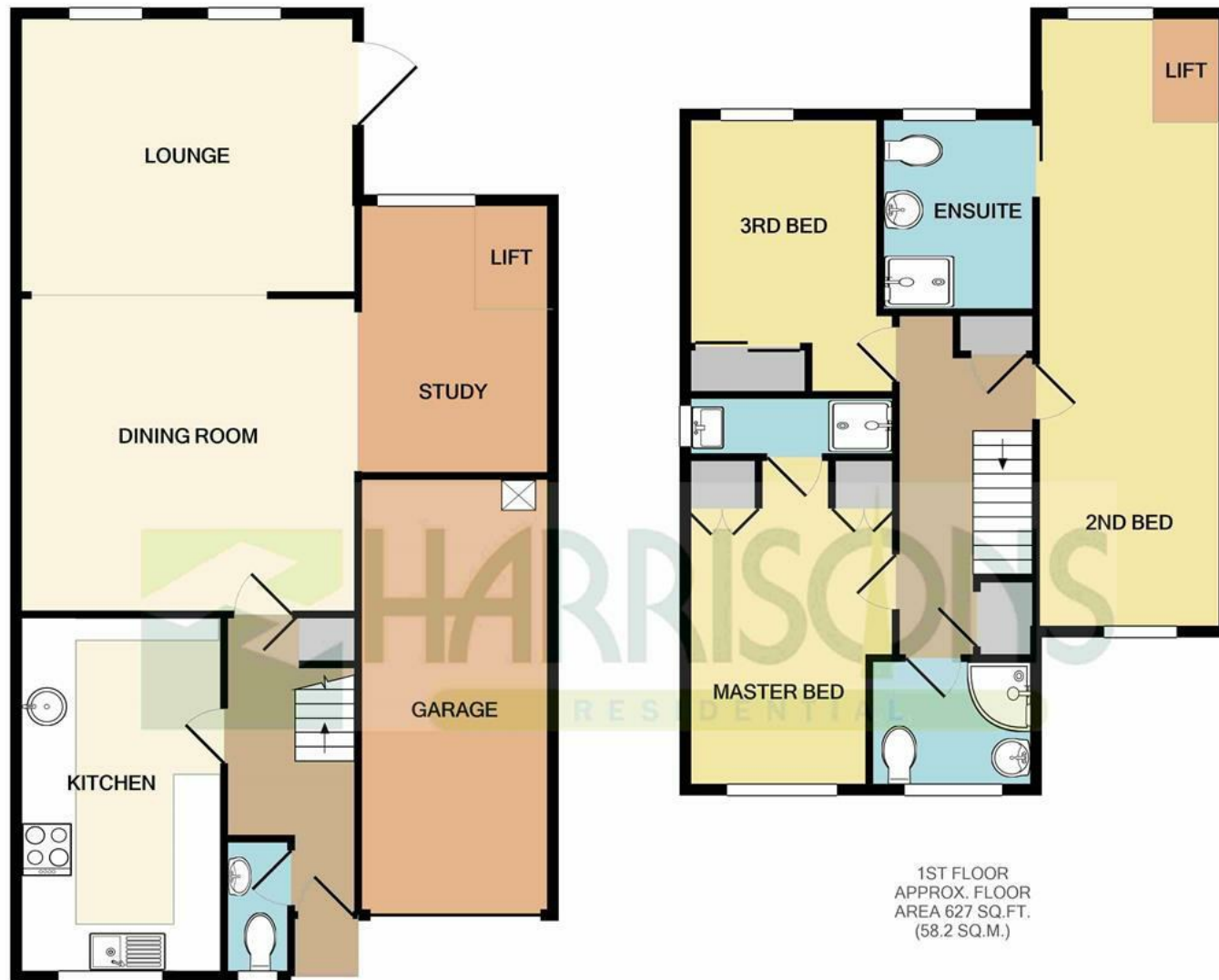
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS RESIDENTIAL 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		67			83
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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GROUND FLOOR
APPROX. FLOOR
AREA 832 SQ.FT.
(77.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(58.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1458 SQ.FT. (135.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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