



570^B

570b Maidstone Road

• Rainham

Price: Price Range £575,000



570b, Maidstone Road, , ME8 0JX
Price Range £575,000



GROUND FLOOR

PORCH

5'6" x 4'7" (1.7 x 1.4)
With door leading into the porch and door leading into the entrance hall.

ENTRANCE HALL

17'0" x 8'6" (widest points) (5.2 x 2.6 (widest points))
With radiator, stairs leading to the first floor, two storage cupboards and a cupboard under the stairs.

BEDROOM 2

12'1" x 9'10" (3.7 x 3.0)
With window to the front and radiator.

BEDROOM 3

9'6" x 7'10" (2.9 x 2.4)
With window, radiator and built in wardrobe.

DINING ROOM

18'8" x 13'1" (5.7 x 4.0)
With radiator, French doors leading to the rear garden and a window each side.

LOUNGE

11'1" x 8'6" (3.4 x 2.6)
With radiator and French doors leading to the rear garden.

KITCHEN

12'5" x 11'1" (3.8 x 3.4)
With base and eye level units, window, stainless steel sink, hob with extractor fan above.

UTILITY/OFFICE

8'10" x 7'2" (2.7 x 2.2)
With sink, window above and storage cupboard.

SHOWER ROOM

7'6" x 6'10" (2.3 x 2.1)
With walk in shower cubicle, low level WC, wall mounted sink and frosted window.



FIRST FLOOR

LOUNGE

16'4" x 14'5" (5.0 x 4.4)
With radiator, fire and door and windows to the front.

BEDROOM 1

12'1" x 11'9" (3.7 x 3.6)
With storage cupboards, window and radiator.

EN-SUITE SHOWER ROOM

7'10" x 4'7" (2.4 x 1.4)
With shower cubicle, wall mounted sink, bidet, WC, window and radiator.

GARAGE

With up and over door.

GARDENS

FRONT - Driveway allowing space for several vehicles and gate allowing side access.

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

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.

Important Notice

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- 1. They have no authority to make or give any representations or warranties in relation to the



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	68 73

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
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR
NaN sq.ft. (NaN 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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