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141 Berengrave Lane

• Rainham

Price: Asking Price £650,000



141, Berengrave Lane, , ME8 7UJ
Asking Price £650,000

- FOUR BEDROOM DETACHED HOME
- DRIVEWAY & DOUBLE GARAGE
- APPROX 17 MINUTES FROM RAINHAM TRAIN STATION
- DOWNSTAIRS WET ROOM
- UTILITY ROOM
- EN SUITE TO MASTER BEDROOM
- PRIVATE JACUZZI AREA
- APPROX 100FT REAR GARDEN
- CTAX BAND: E, EPC RATING: D
- 2,131 SQ FT INC GARAGE AND WORKSHOP

Impressive four bedroom detached home located just minutes from Rainham train station and Berengrave nature reserve. The property features a magnificent main bedroom with a generous ensuite bathroom and dressing room. Additionally this home offers a downstairs wet room, separate dining room, utility room, driveway, double garage and an approximately 100ft rear garden.

EPC Rating: D

Entrance Hall

8'4" x 8'2" (2.56m x 2.49m)

Lounge

12'10" x 24'8" (3.92m x 7.52m)



Dining Room

9'4" x 12'11" (2.87m x 3.95m)

Downstairs Wet Room

6'4" x 6'5" (1.95m x 1.96m)

Utility Room

6'10" x 7'4" (2.10m x 2.26m)

Kitchen/Breakfast Room

15'0" x 14'11" (4.59m x 4.57m)

Landing

6'4" x 14'3" (1.95m x 4.36m)

Bedroom 1

12'11" x 9'11" (3.94m x 3.04m)

Dressing Room

7'0" x 4'10" (2.14m x 1.49m)

En Suite

9'1" x 7'11" (2.79m x 2.43m)

Bedroom 2

15'5" x 11'5" (4.71m x 3.48m)

Bedroom 3

7'10" x 11'3" (2.41m x 3.44m)

Bedroom 4

6'1" x 10'11" (1.86m x 3.34m)

Upstairs WC

6'3" x 2'11" (1.93m x 0.90m)



Workshop

23'10" x 11'2" (7.27m x 3.42m)

Garden

Driveway

Double Garage

16'4" x 23'8" (4.99m x 7.22m)

Important Notice

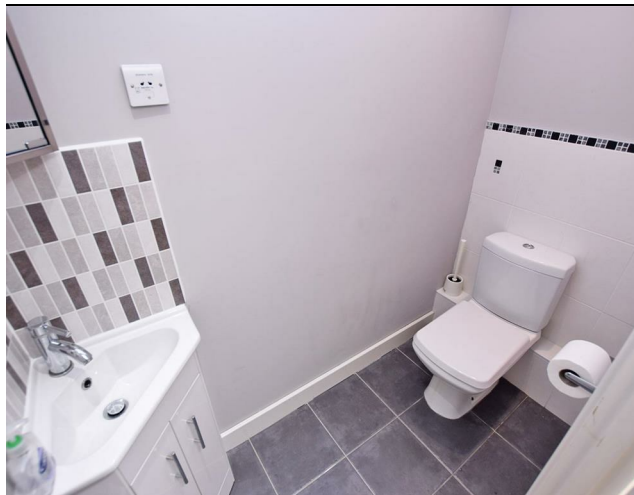
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1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

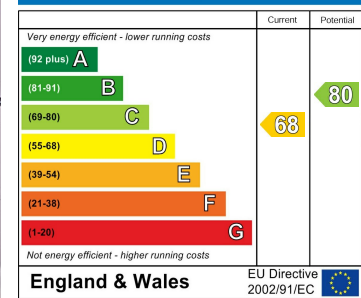
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NB

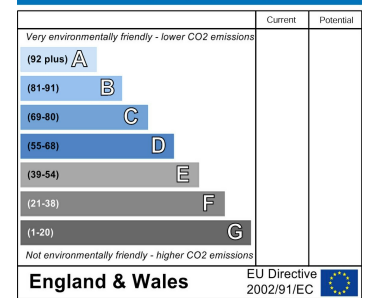
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating

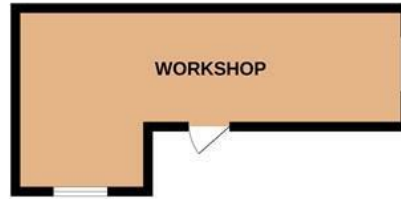


Environmental Impact (CO₂) Rating



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GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 2131 sq.ft. (198.0 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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