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REEVE

141 Berengrave Lane

• Rainham

Price: Asking Price £580,000



141, Berengrave Lane, , ME8 7UJ

Asking Price £580,000

- 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: C
- 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

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

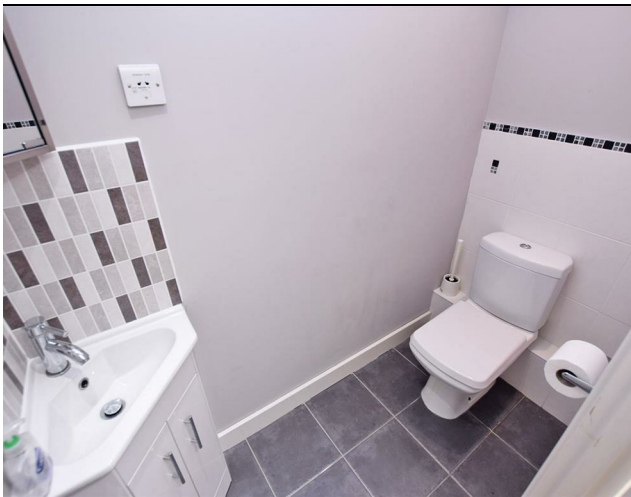
NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons 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.

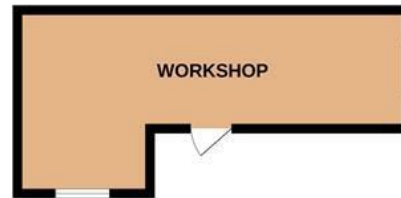


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

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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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