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12 Vancouver Drive

• Rainham

Price: Guide Price £500,000



12, Vancouver Drive, , ME8 0DD  
 Guide Price £500,000

- GUIDE PRICE: £500,000 - £525,000
- FOUR BEDROOM DETACHED HOME
- DRIVEWAY & GARAGE
- THREE RECEPTION ROOMS
- WALK IN SHOWER TO MASTER BEDROOM
- CONSERVATORY
- DOWNSTAIRS WC
- UTILITY ROOM
- EPC RATING: C
- CTAX BAND: E

Nestled on the highly desirable Vancouver Drive in Rainham, this splendid detached house offers a perfect blend of comfort and style, making it an ideal family home. With four bedrooms, including a master suite complete with a walk-in shower room, this property provides ample space for relaxation and privacy.

The house boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The additional reception room can serve as a playroom, study, or even a snug, catering to your family's unique needs. A well-appointed conservatory extends the living space, allowing for a bright and airy atmosphere, ideal for enjoying the garden views throughout the seasons.

Convenience is key in this home, with a downstairs WC and a practical utility room that enhances everyday living. The layout is thoughtfully designed to ensure that both functionality and comfort are at the forefront.

This property is not just a house; it is a welcoming sanctuary that promises a lifestyle of ease and enjoyment. With its excellent location in Rainham, you will find yourself within reach of local amenities, schools, and transport links, making it a perfect choice for families and professionals alike. Do not miss the opportunity to make this delightful home your own.

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**Entrance Hall**  
 6'4" x 14'3" (1.94m x 4.36m)

**Downstairs WC**  
 3'4" x 5'1" (1.03m x 1.56m)

**Lounge**  
 11'10" x 16'7" (3.63m x 5.07m)

**Dining Room**  
 9'9" x 10'0" (2.98m x 3.06m)

**Kitchen**  
 8'5" x 12'0" (2.58m x 3.68m)

**Utility Room**  
 8'2" x 5'10" (2.50m x 1.78m)

**Breakfast Room**  
 7'7" x 9'8" (2.32m x 2.97m)

**Conservatory**  
 9'4" x 10'0" (2.85m x 3.05m)

**Landing**  
 7'4" x 11'11" (2.24m x 3.64m)

**Bedroom 1**  
 12'0" x 10'5" (3.68m x 3.20m)

**Ensuite**  
 4'11" x 5'6" (1.50m x 1.68m)

**Bedroom 2**  
 11'3" x 10'3" (3.43m x 3.13m)

**Bedroom 3**  
 7'4" x 7'2" (2.24m x 2.19m)

**Bedroom 4**  
 6'6" x 7'3" (1.99m x 2.23m)

**Bathroom**  
 6'10" x 5'6" (2.10m x 1.69m)

**Garden**  
 South facing, approx. 40' in depth.

**Garage**  
 7'10" x 16'7" (2.40m x 5.07m)

### Driveway

### 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 and the photographs may have been enhanced using photo editing software.

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, Hawkrige and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

### 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>70</b>	<b>England &amp; Wales</b>
		<b>76</b>	EU Directive 2002/91/EC

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GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 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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