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609 Maidstone Road

• Rainham

Price: Asking Price £525,000



609, Maidstone Road, , ME8 0LJ  
Asking Price £525,000

- FOUR BEDROOM DETACHED HOME
- DRIVEWAY
- GARAGE
- DOWNSTAIRS WC
- EN SUITE TO MASTER
- MODERN KITCHEN
- CLOSE TO SCHOOLS & AMENITIES
- MINUTES FROM THE M2 MOTORWAY
- CTAX BAND: F
- EPC RATING: "C"

Nestled on the popular Maidstone Road in Rainham, this impressive detached house offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The master bedroom boasts an en suite bathroom, providing a private retreat for relaxation.

The house features two well-appointed reception rooms, perfect for entertaining guests or enjoying family time. A convenient downstairs WC adds to the practicality of the layout, ensuring ease of use for both residents and visitors.

Outside, the property is complemented by a driveway that accommodates up to three vehicles, along with a garage for additional storage or parking needs. The outdoor space offers potential for gardening or simply enjoying the fresh air.

This home is not only spacious but also well-located, making it an excellent choice for those looking to settle in a vibrant community. With its thoughtful design and ample amenities, this property is a wonderful opportunity for anyone seeking a new home in Rainham.

EPC Rating: C

**Entrance Hall**  
57" x 12'11" (1.72m x 3.96m)

**Lounge**  
10'11" x 19'4" (3.35m x 5.90m)

**Kitchen**  
7'10" x 14'1" (2.41m x 4.30m)

**Dining Area**  
11'3" x 12'11" (3.43m x 3.95m)

**Downstairs WC**  
5'8" x 4'1" (1.73m x 1.27m)

**Landing**  
6'3" x 17'3" (1.92m x 5.28m)

**Master Bedroom**  
10'9" x 11'11" (3.29m x 3.65m)

**En Suite**  
4'9" x 5'4" (1.45m x 1.65m)

**2nd Bedroom**  
11'7" x 10'5" (3.55m x 3.20m)

**3rd Bedroom**  
10'4" x 10'0" (3.15m x 3.05m)

**4th Bedroom**  
9'11" x 7'10" (3.04m x 2.41m)

**Bathroom**  
8'3" x 6'9" (2.52m x 2.07m)

**Garage**  
8'2" x 17'5" (2.51m x 5.31m)

**Garden**

**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.

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, Burtens Solicitors, Hawkrige 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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>71</b>	

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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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