

01634 379 799

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HR HARRISONS
REEVE



12 Penshurst Close

• Rainham

Price: Guide Price £375,000



12, Penshurst Close, , ME8 7DT
Guide Price £375,000

- PRICE OFFERS IN EXCESS OF £375,000
- SEMI-DETACHED HOUSE
- DRIVEWAY
- GARAGE
- NO ONWARD CHAIN
- THREE BEDROOMS
- LOUNGE/DINER
- CLOSE TO SCHOOLS AND 20 MINS WALK TO RAINHAM TRAIN STATION
- MEDWAY COUNCIL TAX BAND C
- EPC RATING TBC



Harrisons Reeve are pleased to be bring to the market....

This property in the quiet location of Penshurst Close, Rainham price This SEMI-DETACHED house presents an excellent opportunity for families and first-time buyers alike.

The property has THREE bedrooms so allowing ample space for comfortable living.

The house features a convenient GARAGE, providing additional storage or parking options and a DRIVEWAY that enhances accessibility. The property has NO ONWARD CHAIN. The boiler is less than 1 year old.

The surrounding area is known for its friendly community and local amenities, making it an ideal location for those seeking a balance of tranquillity and convenience. This property is a blank canvas, ready for you to add your personal touch and create a warm and inviting home. The property is a 20 mins walk from Rainham train station. It is close to schools including Rainham Mark Grammar School.

EPC rating TBC
Medway Council Tax Band C

GROUND FLOOR

PORCH
4'11" x 4'3" (1.5 x 1.3)

ENTRANCE HALL

LOUNGE/DINER
23'3" x 9'10" (7.1 x 3.0)

KITCHEN
13'9" x 9'2" (4.2 x 2.8)

FIRST FLOOR

LANDING
5'2" x 4'3" (1.6 x 1.3)

BEDROOM 1
11'9" x 9'10" (3.6 x 3.0)

BEDROOM 2
11'5" x 11'1" (3.5 x 3.4)

BEDROOM 3
10'9" x 8'10" (3.3 x 2.7)

BATHROOM
8'10" x 6'2" (2.7 x 1.9)

GARDENS
FRONT - Driveway for two cars and the rest is laid to lawn.

REAR - With two patio areas - ideal for BBQ's in the sun, laird to lawn area and a pond,

GARAGE

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.

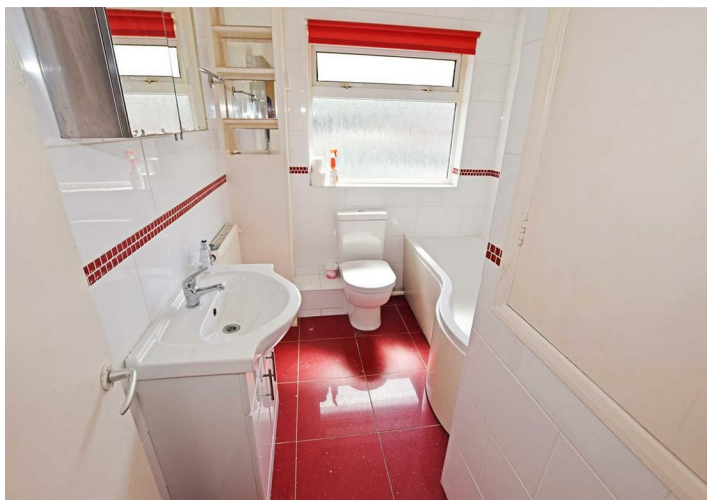
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:


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, Hawkridge 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.



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

Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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