

01634 379 799

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12 Gayhurst Close

• Rainham

Price: Price Range £350,000



12, Gayhurst Close, , ME8 9EA

Price Range £350,000

- 2 BEDROOM SEMI DETACHED BUNGALOW IN DESIRABLE RAINHAM CUL-DE-SAC LOCATION
- PRICE RANGE £350,000 TO £375,000
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- GARAGE AND OFF ROAD PARKING TO FRONT
- 2 DOUBLE BEDROOMS, LOUNGE , KITCHEN AND GARDEN ROOM
- MEDWAY COUNCIL BAND "C"; EPC RATING AWAITED
- SOME COSMETIC UPDATING REQUIRED, BUT FANTASTIC SCOPE (SUBJECT TO PLANNING PERMISSION)
- APPROX 814 SQ FT OF LIVING ACCOMMODATION
- REAR GARDEN OF APPROX. 80' IN DEPTH

PRICE RANGE £350,000 TO £375,000

Nestled in the tranquil setting of Gayhurst Close, Rainham, this charming semi-detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The bungalow features a well-appointed bathroom, ensuring all your essential needs are met with ease. The kitchen, while not specified, is typically a focal point in bungalows, offering practicality and the potential for personalisation to suit your culinary desires.

One of the standout features of this property is the ample parking space available for up to three vehicles, a rare find in many residential areas. This convenience is particularly beneficial for families or those who frequently host visitors.

The location of Gayhurst Close is another significant advantage, providing a peaceful residential environment while still being within easy reach of local amenities, schools, and transport links. This makes it an excellent choice for those who appreciate both tranquillity and accessibility.

In summary, this semi-detached bungalow on Gayhurst Close presents a wonderful opportunity for anyone looking to settle in a serene yet convenient location. With its inviting living spaces and practical features, it is a property that truly deserves your attention.

Porch

Entrance Hall

Bedroom 1
12'4" x 11'11" (3.78m x 3.65m)

Bedroom 2
11'4" max x 6'10" max (3.46m max x 2.10m max)

Lounge
15'5" x 11'11" (4.71m x 3.65m)

Kitchen
11'1" x 9'3" (3.39m x 2.82m)

Garden Room
23'3" x 6'11" (7.09m x 2.13m)

Shower Room

Exterior

Rear Garden

Rear garden of approx. 80' in depth mainly laid to lawn. Side pedestrian access.

Garage

Frontage

Driveway providing off road parking

AML Charges

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

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

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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

NB

HARRISON'S 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. Harrison's Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.



Energy Efficiency Rating

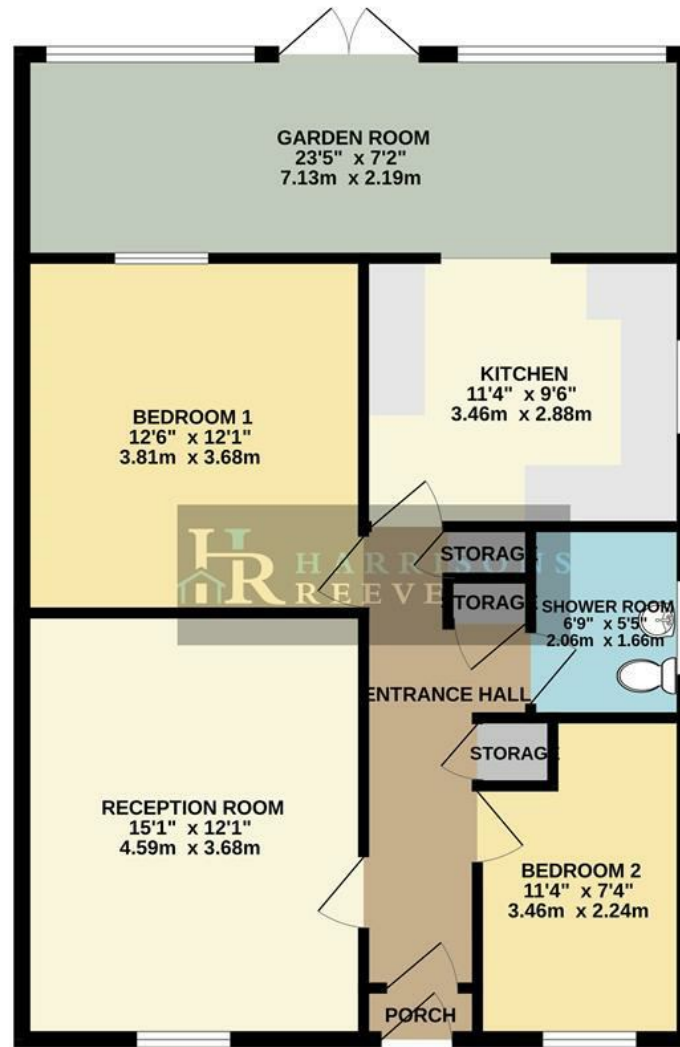
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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