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119 Orchard Street

• Rainham

Price: Price Range £400,000



119, Orchard Street, , ME8 9AH  
Price Range £400,000

- FOUR BEDROOM SEMI DETACHED HOME WITH GARAGE & DRIVEWAY
- PRICE RANGE £400,000 TO £425,000
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM & WC
- DOWNSTAIRS BEDROOM
- LARGE CORNER PLOT
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- CLOSE TO SCHOOLS & AMENITIES
- CTAX BAND: D
- EPC RATING: AWAITED

PRICE RANGE £400,000 TO £425,000

Nestled in the charming area of Orchard Street, Rainham, this delightful semi-detached house offers a perfect blend of comfort and potential. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

The house features two well-appointed bathrooms, including a convenient downstairs shower room and WC, making it practical for busy households. The utility room adds to the functionality of the home, providing extra space for laundry and storage.

Set on a large corner plot, this property boasts a generous outdoor area, perfect for children to play or for gardening enthusiasts to cultivate their green thumb. The garage and driveway offer secure parking and additional storage options, enhancing the overall convenience of the home.

Moreover, there is significant potential to extend the property, subject to planning permission, allowing you to tailor the space to your specific needs and desires. This semi-detached house on Orchard Street is not just a home; it is a canvas for your future aspirations. With its prime location and versatile living spaces, this property is a wonderful opportunity for those looking to settle in Rainham.

EPC Rating: Awaited.



**Entrance Hall**  
5'10" x 10'11" (1.80m x 3.34m)

**Lounge**  
10'10" x 13'10" (3.32m x 4.22m)

**Dining Room**  
8'3" x 8'11" (2.52m x 2.74m)

**Kitchen**  
13'6" x 8'11" (4.14m x 2.74m)

**Utility Room**  
10'0" x 5'0" (3.07m x 1.54m)

**Lobby**  
2'7" x 9'1" (0.81m x 2.79m)

**Downstairs Shower room**  
2'7" x 8'11" (0.80m x 2.74m)

**Landing**  
7'5" x 9'9" (2.27m x 2.98m )

**Bedroom 1**  
9'6" x 12'7" (2.92m x 3.86m)

**Bedroom 2**  
9'6" x 10'3" (2.92m x 3.14m)

**Bedroom 3**  
7'5" x 7'4" (2.28m x 2.26m)

**Bedroom 4**  
10'0" x 8'5" (3.07m x 2.59m)

**Bathroom**  
7'4" x 5'6" (2.26m x 1.68m)

**Garden**

**Garage**  
10'5" x 16'8" (3.18m x 5.10m)

**Driveway**



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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.

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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.

**NB**  
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrigde 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               |
| 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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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GROUND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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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