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267 Wigmore Road

Wigmore • Rainham

Price: Offers Over £850,000



267, Wigmore Road, Wigmore, ME8 0LZ
Offers Over £850,000

- FIVE BEDROOM DETACHED HOME
- DRIVEWAY FOR SEVERAL VEHICLES
- APPROXIMATELY 100FT REAR GARDEN
- TWO EN SUITES
- DOWNSTAIRS WC
- LARGE WALK IN WARDROBES
- UTILITY ROOM
- CHAIN FREE
- CTAX BAND: E
- EPC RATING: C

Located on the desirable Wigmore Road is this impressive detached home offering a perfect blend of space and modern living. With five generously sized bedrooms, including two with en suite shower rooms, this property is ideal for families seeking comfort and convenience.

The home boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. The open plan kitchen, lounge, and dining area create a welcoming atmosphere, perfect for hosting gatherings or enjoying quiet family meals. The contemporary design ensures that the heart of the home is both functional and stylish.

In addition to the en suites, the property features a downstairs WC, adding to the practicality of the layout. The expansive approximately 100ft rear garden is a true highlight, offering a private outdoor retreat for gardening, play, or simply unwinding in the fresh air.

A large driveway provides off-street parking for multiple vehicles, enhancing the convenience of this splendid home. This property is not just a house; it is a place where cherished memories can be made. With its excellent location and thoughtful design, this residence is a must-see for anyone looking to settle in Rainham, Wigmore.

EPC Rating: C

Entrance Hall
6'7" x 33'10" (2.02m x 10.33m)

Lounge
10'9" x 15'1" (3.29m x 4.60m)

Play Room/Games Room
9'6" x 15'0" (2.92m x 4.59m)

Study/Bedroom 5
9'10" x 13'3" (3.00m x 4.05m)

Downstairs WC
2'7" x 5'2" (0.81m x 1.59m)

Utility Room
7'0" x 5'2" (2.15m x 1.60m)

Kitchen/Lounge
28'5" x 22'1" (widest points) (8.67m x 6.74m (widest points))

Dining Area
13'10" x 11'3" (4.24m x 3.44m)

Landing
15'2" x 20'2" (widest points) (4.64m x 6.17m (widest points))

Bedroom 1
19'4" x 17'8" (widest points) (5.90m x 5.40m (widest points))

Bedroom 1 Dressing Room
14'3" x 8'9" (widest points) (4.35m x 2.67m (widest points))

Master Ensuite
11'4" x 4'10" (3.47m x 1.49m)

Family Bathroom
11'5" x 8'5" (widest points) (3.48m x 2.57m (widest points))

Bedroom 2
11'5" x 13'4" (3.50m x 4.08m)

Bedroom 2 Ensuite
7'4" x 3'11" (2.24m x 1.20m)

Bedroom 2 Dressing Room
7'6" x 14'5" (2.30m x 4.40m)

Bedroom 3
10'3" x 10'11" (3.13m x 3.33m)

Bedroom 3 walk in wardrobe
10'3" x 3'3" (3.13m x 1.01m)

Bedroom 4
9'6" x 14'4" (widest points) (2.92m x 4.39m (widest points))

Bedroom 4 Walk in wardrobe
5'10" x 5'5" (1.78m x 1.66m)

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, Burtons Solicitors, Hawkrigde 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.

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		
	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 ₂) 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	

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GROUND FLOOR
1517 sq.ft. (140.9 sq.m.) approx.

1ST FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA: 2841 sq.ft. (264.0 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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