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17 Winchester Way

• Rainham

Price: Offers In Excess Of £365,000

17, Winchester Way, ME8 8DD
Offers In Excess Of £365,000

- IMMACULATELY PRESENTED 4 BEDROOM MID TERRACE FAMILY HOME
- OIEO £365,000
- EXTENDED ACCOMMODATION WITH LOFT EXTENSION AND SINGLE STOREY EXTENSION TO REAR
- GOOD ACCESS TO RAINHAM TRAIN STATION, TOWN CENTRE, SCHOOLS, SHOPS AND AMENITIES
- DRIVEWAY TO FRONT PROVIDING OFF ROAD PARKING FOR 2 CARS
- MODERN FITTED KITCHEN WITH A NUMBER OF INTEGRATED APPLICANCES
- BATHROOM AND SHOWER ROOM
- EPC RATING "C"; MEDWAY COUNCIL TAX BAND "B"
- APPROX 1,124. SQ FT OF LIVING ACCOMMODATION
- TURN KEY PROPERTY, A MUST VIEW!!

OIEO £365,000

Welcome to Winchester Way, Rainham.

Exceptional 4-Bedroom House, 1,124sq ft of Versatile Living

Nestled in a highly sought-after Rainham location, this beautifully presented four-bedroom, three storey home effortlessly balances stylish modern living with day-to-day practicality. Spanning an impressive 1,124 sq ft, the property has been thoughtfully designed to maximise space, light and versatility - making it an ideal sanctuary for growing families, professional couples or those needing dedicated home-office space.

Living and Entertaining Spaces.

Two reception rooms: Enjoy dedicated zones for quiet relaxation and vibrant family gatherings.

Open-Plan Kitchen and Dining: The heart of the home features a stunning fitted kitchen packed with integrated appliances, seamlessly flowing into a light-filled dining area.

Indoor-Outdoor Flow: Sleek bi-fold doors open out from the dining room onto the rear garden, creating a perfect set-up for alfresco dining, summer barbeques and effortless entertaining.

Peaceful Retreats Across Three Floors:

Top-Floor Principal Suite: Occupying the top floor, the spacious main bedroom serves as a private haven, complete with its own dedicated bathroom.

Flexible Bedrooms: Three additional well-proportioned bedrooms offer fantastic flexibility - ideal for children, guests or a comfortable work-from-home setup.

Two Bathrooms: Designed to ease the morning rush, two well-appointed bathrooms serve the household with comfort and style.

Outdoor Living & Parking

Private Garden: Extending to approx. 35', the beautifully maintained garden provides a private. low maintenance outdoor haven for relaxation and play.

Off-Road Parking: Off-street driveway parking for 2 vehicles delivers everyday convenience - a highly prized asset in this neighbourhood.

Location, Location, Location:

Situated in a vibrant, family-friendly community; excellent local schools and moments from Rainham train station and town centre

Porch
Double glazed entrance door, door to:

Entrance Hall
Stair case to first floor.

Lounge
13'1" into bay x 11'6" (4.00m into bay x 3.51m)
Double glazed bay window to front, radiator, wood burner, open to:

Kitchen/Dining Room
Dining Area : 4.72m to front of units x 2.71m
Kitchen Area : 2.54m x 2.54m

Modern fitted kitchen with a number of built in appliances. Double glazed windows to rear and side. Double glazed bi-fold doors to the rear garden. Cupboard housing "Megaflow" boiler and cupboard housing boiler.

First Floor Landing
Built in storage. Stair case to second floor.

Bedroom 2
12'10" x 10'4" max (3.93m x 3.17m max)
Double glazed window to rear, radiator.

Bedroom 3
10'5" x 9'4" exc door recess (3.20m x 2.87m exc door recess)
Double glazed window to front, radiator.

Bedroom 4
9'9" x 4'11" (2.99m x 1.50m)
Double glaze window to front, radiator.

Shower Room
Double glazed window to rear. Suite comprising shower cubicle with "Aqualisa" shower, low level WC and vanity unit with inset sink unit. Chrome heated towel rail

2nd Floor Landing

Bathroom
Double glazed window to rear. Suite comprising panelled bath, low level WC and wash hand basin. Heated towel rail.

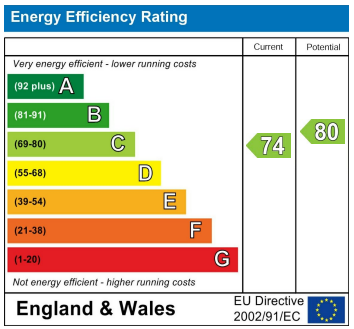
Bedroom 1
15'9" x 14'11" (4.82m x 4.56m)
MAX MEASUREMENTS : 2 skylight windows to front, double glazed window to rear. Radiator.

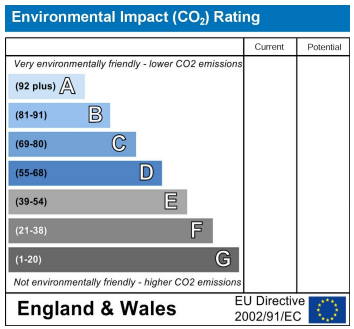
Exterior

Rear Garden
Low maintenance and well maintained garden approx. 35' in depth. Fenced and walled to boundaries. Shed.

Frontage
Blocked paved driveway providing off road parking for 2 cars.

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.





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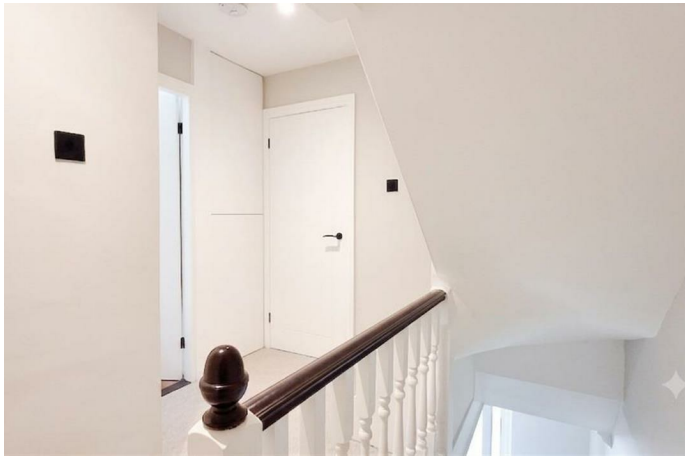

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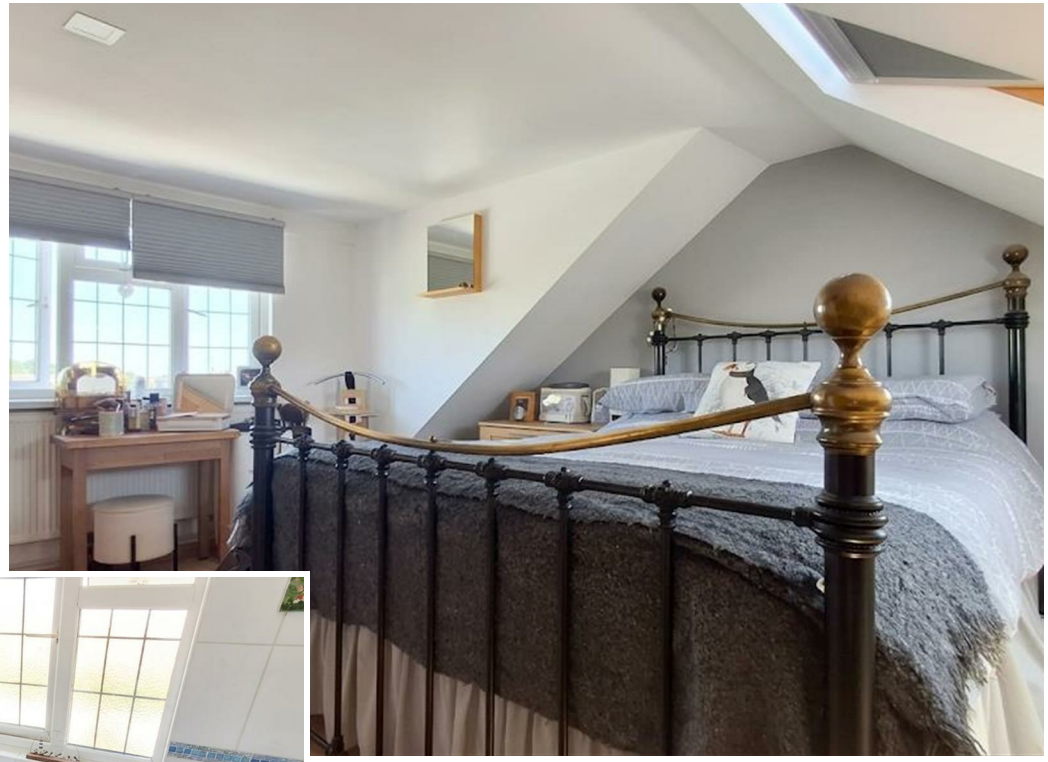
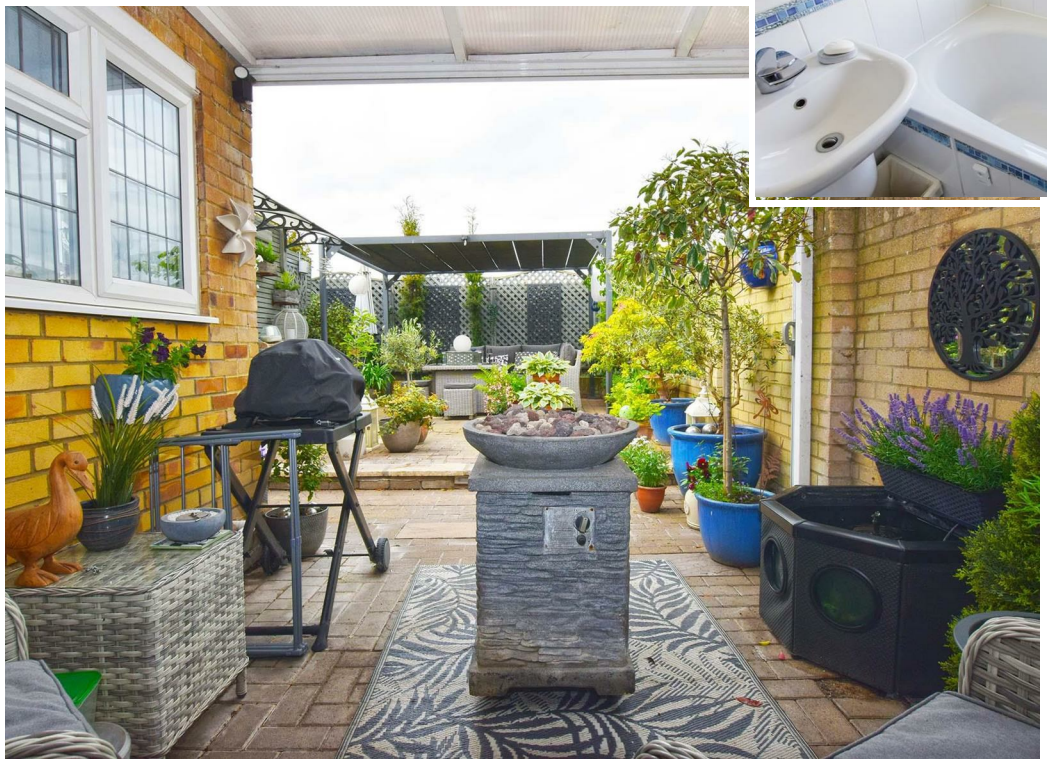
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

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

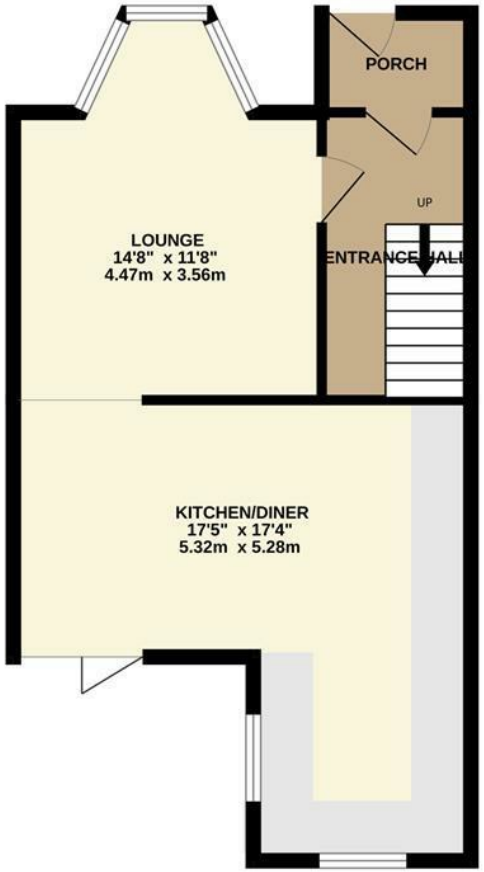
NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Ives and Co as well as the services of Henchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

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.

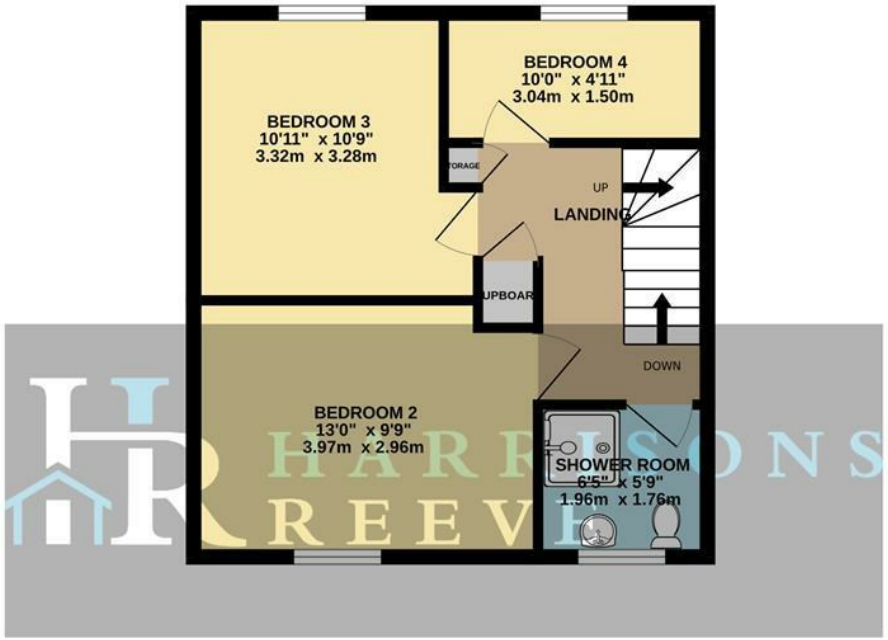




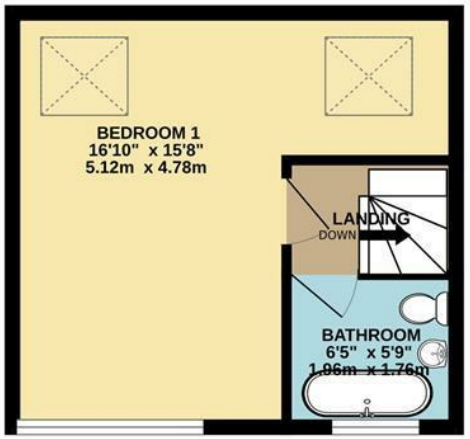
GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.5 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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