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REEVE



71 Chalky Bank Road

• Rainham

Price: Offers In Excess Of £375,000



71, Chalky Bank Road, , ME8 7NP

Offers In Excess Of £375,000

- OFFERS IN EXCESS OF £375,000
- NO ONWARD CHAIN!
- SEMI-DETACHED
- GARAGE
- THREE BEDROOMS
- DRIVEWAY
- TWO RECEPTION ROOMS
- QUIET LOCATION WALKING DISTANCE TO RAINHAM STATION AND SHOPPING PRECINCT
- MEDWAY COUNCIL D
- EPC RATING D

Nestled in the sought-after Chalky Bank Road, this charming SEMI-DETACHED HOUSE in Rainham, presents an excellent opportunity for families and first-time buyers alike.

Boasting THREE well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a perfect setting for relaxation and entertaining guests.

One of the standout features of this home is its quiet location, ensuring a peaceful environment while still being conveniently close to Rainham train station. This accessibility makes commuting a breeze, allowing for easy travel to nearby towns and cities.

The property also benefits from NO ONWARD CHAIN simplifying the buying process and allowing for a smoother transition into your new home. With its appealing layout and prime location, this semi-detached house is a fantastic choice for those seeking a blend of tranquility and convenience.

In summary, this three-bedroom home on Chalky Bank Road is a rare find, offering a perfect balance of space, comfort, and accessibility. Do not miss the chance to make this delightful property your own.

MEDWAY COUNCIL D
EPC RATING D

GROUND FLOOR

PORCH

6'10" x 2'11" (2.1 x 0.9)

Door leading to the porch with windows to the side and front.

ENTRANCE HALL

13'1" x 5'10" (4.0 x 1.8)

With under stairs cupboard housing the utility meters, cupboard, window and radiator.

LOUNGE

12'9" x 12'5" (3.9 x 3.8)

With window, electric fire and a radiator.

DINING ROOM

9'10" x 8'2" (3.0 x 2.5)

With French doors leading to the rear garden and there are windows either side.

KITCHEN

10'9" x 10'2" (3.3 x 3.1)

With space for washing machine, wall mounted boiler (Ideal), stainless steel sink with window above and alcove allowing space for fridge/freezer.

FIRST FLOOR

LANDING

6'6" x 3'3" (2.0 x 1.0)

With window to the side.

BEDROOM 1

12'9" x 12'5" (3.9 x 3.8)

With window and radiator.

BEDROOM 2

12'9" x 8'6" (3.9 x 2.6)

With window, radiator and two storage cupboards.

BEDROOM 3

9'10" x 8'2" (3.0 x 2.5)

With window and radiator.

BATHROOM

6'6" x 5'6" (2.0 x 1.7)

With bath, sink, WC and radiator .

GARAGE

27'2" x 8'10" (8.3 x 2.7)

GARDENS

FRONT - With pebbled area, driveway leading to the garage.

REAR - Approx 50 x 30ft mainly laid to lawn with trees and shrubs.



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	56	70
(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
695 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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