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HR HARRISONS
REEVE

33 Thomas Stanley Drive

• Rainham

Price: £340,000



33, Thomas Stanley Drive, , ME8 8FY
£340,000

- TWO BEDROOM TERRACE HOME
- ALLOCATED PARKING FOR ONE VEHICLE
- GUEST PARKING
- DOWNSTAIRS WC
- EN SUITE TO MASTER BEDROOM
- NEUTRAL FINISH THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- CHAIN FREE
- CTAX BAND: C
- EPC RATING: B

Welcome to this modern terraced home located on the desirable Thomas Stanley Drive in Rainham. This delightful property boasts two well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and comfort for its occupants. The second bedroom is also generously sized, making it perfect for guests, children, or even a home office.

The house features a welcoming reception room that provides a lovely space for relaxation and entertaining. The modern design is complemented by a convenient downstairs WC, adding to the practicality of the home.

One of the standout features of this property is its impressive EPC rating of B, indicating excellent energy efficiency, which is not only beneficial for the environment but also helps to keep utility costs down.

Being chain free, this home offers a smooth and straightforward buying process, allowing you to settle in without unnecessary delays.

Situated in a vibrant community, this property is well-connected to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

EPC Rating: B

Entrance Hall
3'9" x 5'5" (1.15m x 1.66m)

Downstairs WC
3'10" x 5'4" (1.18m x 1.63m)

Lounge
10'4" x 19'6" (3.16m x 5.95m)

Kitchen/Breakfast Room
14'7" x 9'0" (4.45m x 2.76m)

Landing
2'10" x 11'3" (0.87m x 3.44m)

Bedroom 1
14'7" x 10'4" (4.46m x 3.16m)

Ensuite
7'9" x 4'8" (2.38m x 1.43m)

Bedroom 2
14'7" x 6'8" (4.47m x 2.04m)

Bathroom
7'10" x 6'3" (2.40m x 1.91m)

Garden

Parking
1 Allocated parking space to front.

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, Hawkridge 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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
404 sq.ft. (37.6 sq.m.) approx.

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



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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