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123 Maidstone Road  
• Rainham

Price: Offers In Excess Of £350,000





123, Maidstone Road, , ME8 0DT  
Offers In Excess Of £350,000

- 2 BEDROOM DETACHED BUNGALOW
- DRIVEWAY TO FRONT FOR 2 CARS
- LOVELY OPEN PLAN ACCOMMODATION
- MODERN KITTED KITCHEN & BATHROOM
- REAR GARDEN OF APPROX. 110'
- EPC RATING "E"
- COUNCIL TAX BAND "C"
- NO ONWARD CHAIN!!

HARRISONS REEVE are delighted in offering for sale this INDIVIDUAL 2 BEDROOM DETACHED BUNGALOW on the popular Maidstone Rd, in Rainham.

Once you enter the property, you will find the accommodation stretching before you, starting with the fantastically appointed lounge/dining room, lovely neutral fitted kitchen (complete with some integrated appliances), good size main bedroom and bathroom and second bedroom.

The property has been tastefully decorated throughout and modernised, and is your typical turn-key finish.

To the front of the property is a driveway providing off road parking for 2 cars. To the rear of the property is a garden of approx. 110' in depth that currently houses both a shed and a summerhouse.

Located within reach of Rainham town centre and train station, local shops and schools, if you looking for that property that is ready to move into, then call us to arrange that viewing!!

#### Porch

Composite entrance door, radiator, door to:

#### Lounge/Dining Room

22'4" x 12'0" (6.81m x 3.66m)

Double glazed window to front, double glazed French doors to side. 2 radiators. Door to :

#### Kitchen

15'5" max x 11'3" max (4.70m max x 3.43m max)

Double glazed window to side. Modern fitted kitchen featuring base and wall mounted units with work surfaces over. Integrated fridge/freezer and washing machine. Built in double electric oven, induction hob and extractor fan over. Boiler housing combination boiler. Composite sink unit.

#### Inner Hall

Doors to :

#### Bathroom

7'10" x 5'9" (2.40m x 1.77m)

Frosted double glazed window to side. Modern white fitted suite featuring panelled bath with mixer tap and wall mounted shower over, low level WC and vanity unit with inset sink unit. Radiator.

#### Bedroom 2

8'9" x 4'9" (2.69m x 1.47m)

Double glazed window to side. Radiator.

#### Bedroom 1

15'5" x 9'3" plus recess (4.70 x 2.82m plus recess)

2 double glazed windows to rear, 2 radiators. Built in double wardrobe.

#### Exterior

#### Rear Garden

Approx. 110' in depth mainly laid to lawn. Fenced to boundaries. shed and summerhouse.

#### Frontage

Driveway providing off road parking for 2 cars.

#### 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) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		52
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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  
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 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 is given as to their operability or efficiency can be given.  
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