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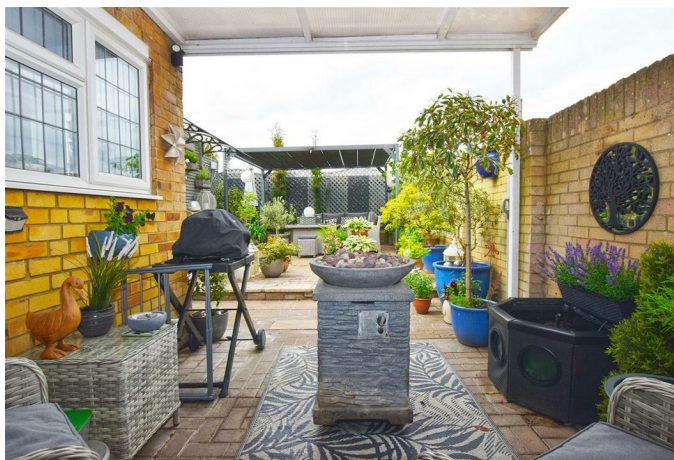
HR HARRISONS
REEVE



17 Winchester Way

• Rainham

Price: Price Range £375,000



17, Winchester Way, ME8 8DD
Price Range £375,000

- IMMACULATEDLY PRESENTED 4 BEDROOM MID TERRACE FAMILY HOME
- EXTENDED ACCOMMODATION WITH LOFT EXTENSION AND SINGLE STOREY EXTENSION TO REAR
- PRICE RANGE £375,000 TO £400,000
- 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 APPLIANCES
- BATHROOM AND SHOWER ROOM
- EPC RATING AWAITED; MEDWAY COUNCIL TAX BAND "B"
- APPROX 1,124. SQ FT OF LIVING ACCOMMODATION
- TURN KEY PROPERTY, A MUST VIEW!!

PRICE RANGE £375,000 TO £400,000

Nestled in the charming area of Rainham, this delightful terraced house on Winchester Way offers a perfect blend of comfort and convenience. Spanning an impressive 1,124 square feet and arranged over 3 storeys, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The dining room is open plan to the stunning fitted kitchen, which boasts a number of integrated appliances. The dining room also gives access, via bi-fold doors to the rear garden which has been well maintained by the current vendors and is approx. 35' in depth.

With four well-proportioned bedrooms, main bedroom situated on the top floor with bathroom, this home is perfect for families or those seeking extra space for a home office or guest room. The two bathrooms provide ample facilities for busy mornings, ensuring that everyone can start their day with ease.

The property also features parking for two vehicles, a valuable asset in this sought-after location. Residents will appreciate the proximity to local amenities, schools, Rainham train station and town centre and transport links, making it an ideal choice for those commuting or seeking a vibrant community atmosphere.

This charming home is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your own.

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 "Megaflo" 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.

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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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.

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 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

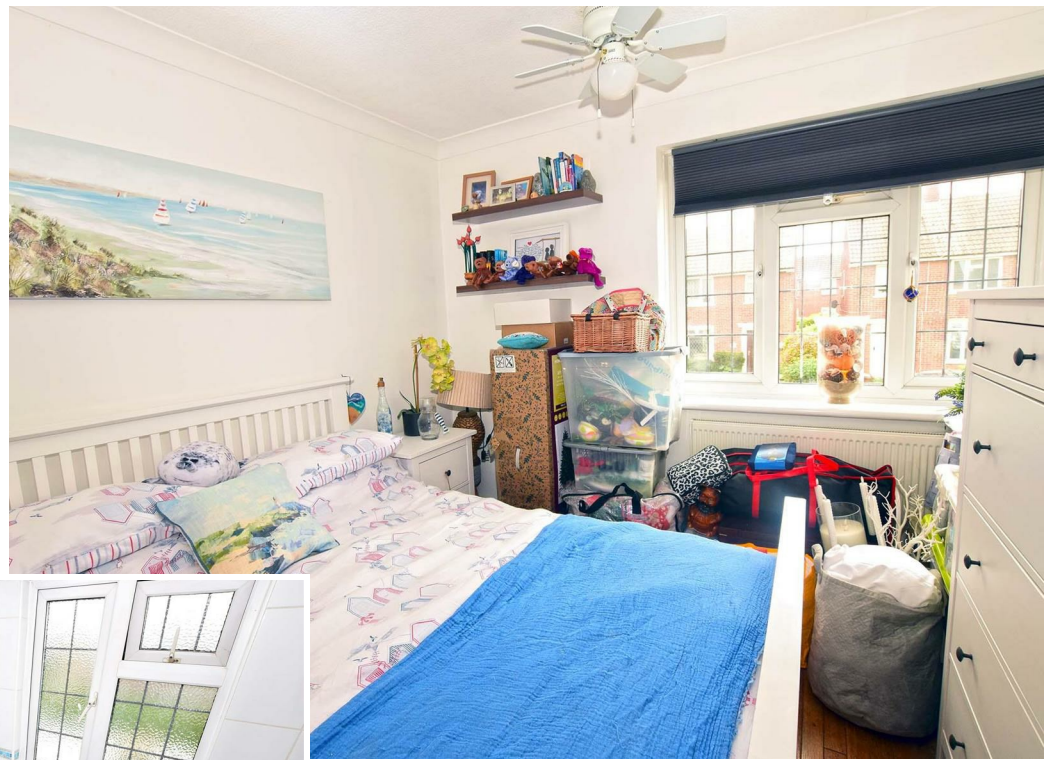
NB

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.

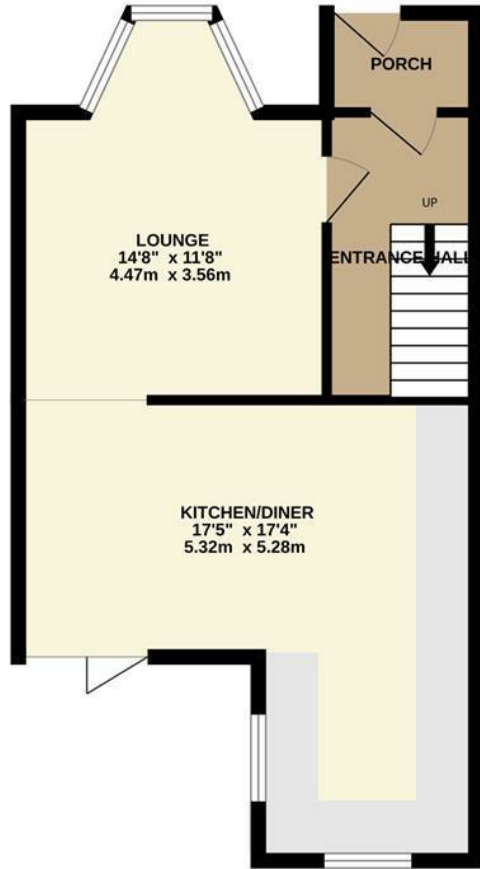
Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

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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