



4 Hop Garden Close

• Rainham

Price: Guide Price £375,000



4, Hop Garden Close, ME8 8FX
Guide Price £375,000

- GUIDE PRICE: £375,000 - £400,000
- THREE BEDROOM SEMI DETACHED HOME WITH DRIVEWAY FOR 2 CARS
- DOWNSTAIRS WC
- EN SUITE SHOWER ROOM
- ELECTRIC VEHICLE CHARGING POINT
- BUILT IN 2023
- LANDSCAPED REAR GARDEN
- CHAIN FREE
- CTAX BAND: D
- EPC RATING: B

Superb three bedroom semi-detached home located in the desirable area of Hop Garden Close, Rainham. This property boasts a modern design with a spacious reception room, perfect for entertaining guests or relaxing with your family.

One of the highlights of this property is the beautifully landscaped rear garden, providing a tranquil outdoor space for you to unwind. Additionally, the driveway offers ample parking space for your vehicles, making coming home a breeze.

Built in 2023, this house offers a contemporary living experience with all the modern amenities you could desire. Its proximity to schools makes it an ideal choice for families looking for convenience and accessibility.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Hop Garden Close for yourself.

CHAIN FREE

Entrance Hall
3'4" x 10'7" (1.04m x 3.23m)

Downstairs WC
2'8" x 7'2" (0.83m x 2.19m)

Lounge
13'0" x 17'4" (3.97m x 5.29m)

Kitchen
16'1" x 10'2" (4.91m x 3.11m)

Landing

Bedroom 1
13'0" x 9'10" (3.97m x 3.01m)

En Suite
5'1" x 7'3" (1.57m x 2.21m)

Bedroom 2
8'9" x 10'4" (2.68m x 3.16m)

Bedroom 3
7'1" x 11'0" (2.18m x 3.37m)

Bathroom
5'8" x 6'5" (1.75m x 1.97m)

Garden

Driveway

Important Notice

Harrison 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 Harrison Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

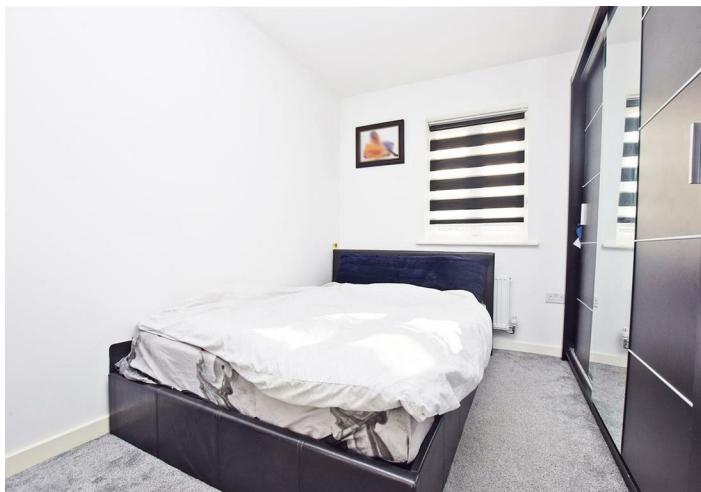
NB

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 Henchchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrison 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.



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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