





134, Berengrave Lane, , ME8 7NL

£395,000

- THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY
- GARAGE
- DOWNSTAIRS WC
- MINTUES FROM RIVERSIDE COUNTRY PARK
- CLOSE TO RAINHAM TRAIN STATION
- TREMENDOUS POTENTIAL
- CHAIN FREE
- CTAX BAND: D
- EPC RATING: AWAITED

Located on the charming Berengrave Lane, this beautiful property offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, it is perfect for families or those seeking extra space. The home features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this property is its large open plan lounge dining area creating an inviting space to entertain family and friends. The proximity to the local train station makes commuting a breeze for those who travel regularly. Additionally, the property boasts a garage and a driveway, ensuring that parking is never a concern.

The thoughtful design includes a downstairs WC, adding to the practicality of the home. Being chain-free, this property presents an excellent opportunity for a smooth and swift purchase.

Whether you are a first-time buyer or looking to relocate, this residence on Berengrave Lane is a must-see. With its potential and prime location, it promises a comfortable lifestyle in a welcoming community.

EPC Rating: Awaited.

Entrance Porch

3'11" x 2'3" (1.20m x 0.69m)

Entrance Hall

10'7" x 8'9" (widest points) (3.25m x 2.69m (widest points))

Lounge

11'10" x 17'11" (widest points) (3.63m x 5.47m (widest points))

Dining Room

12'0" x 10'11" (3.66m x 3.34m)

Kitchen

10'0" x 11'3" (3.06m x 3.43m)

Downstairs WC

4'11" x 2'10" (1.52m x 0.87m)

Landing

2'7" x 10'11" (0.81m x 3.35m)

Bedroom 1

11'10" x 9'7" (3.62m x 2.93m)

Bedroom 2

11'11" x 8'0" (3.65m x 2.44m)

Bedroom 3

10'1" x 8'3" (3.08m x 2.52m)

Shower Room

7'0" x 6'0" (2.14m x 1.83m)

Garden

Garage

8'10" x 18'3" (2.70m x 5.57m)

Driveway

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

AML Charges

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NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawridge 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.



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
711 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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