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24 Conway Mews

Brompton •

Price: Offers In Excess Of £325,000



24, Conway Mews, Brompton, ME7 5BD

Offers In Excess Of £325,000

- 3 BEDROOM MID TERRACE PROPERTY IN POPULAR BROMPTON LOCATION
- LOUNGE & KITCHEN TO GROUND FLOOR
- FAMILY BATHROOM, EN-SUITE & DOWNSTAIRS WC
- DRIVEWAY TO FRONT PROVIDING OFF ROAD PARKING FOR 2 CARS
- NO ONWARD CHAIN!!!
- CLOSE PROXIMITY TO BROMPTON HIGH STREET
- EPC RATING "C"
- MEDWAY COUNCIL TAX BAND "D"
- TIDY AND WELL KEPT REAR GARDEN

Nestled in the charming Conway Mews, Brompton, this delightful terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 915 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The two bathrooms add convenience, catering to the needs of a busy household.

Constructed in 1997, this property benefits from contemporary features while maintaining a sense of character. The well-maintained interiors are complemented by ample natural light, creating a bright and airy environment.

For those with vehicles, the property offers parking for two, a valuable asset in this desirable area. The location itself is a significant draw, with local amenities, schools, and parks within easy reach, making it a wonderful place to call home.

In summary, this terraced house in Conway Mews presents an excellent opportunity for anyone looking to settle in a vibrant community. With its spacious living areas, modern conveniences, and convenient parking, it is a property that truly deserves your attention.

Entrance Hall

Composite entrance door, stair case to first floor, upright radiator.

Lounge

16'2" x 13'0" red to 8'8" (4.93m x 3.97m red to 2.65m)

Double glazed French doors to rear garden. 2 double glazed windows to rear. 2 upright radiators.

Kitchen/Breakfast Room

14'3" x 9'7" (4.35m x 2.93m)

2 double glazed windows to front. Modern fitted kitchen comprising base and eye level units with work surfaces over. Integrated fridge/freezer, dishwasher and washing machine. Built in double electric oven and 5 ring gas hob. Breakfast bar. Cupboard housing Worcester boiler.

W C

White low level WC and wash hand basin. Chrome heated rowel rail. Extractor fan.

Landing

Access to loft space. Built in storage cupboard.

Bedroom 1

12'9" max red to 10'8" x 9'7" (3.90m max red to 3.26m x 2.94m)

2 double glazed windows to front, radiator, door to:

En-Suite Shower Room

Suite comprising shower cubicle with mains fed shower unit, low level WC and pedestal wash hand basin. Chrome heated towel rail. Extractor fan.

Bedroom 2

11'3" x 8'1" plus door alcove (3.44m x 2.47m plus door alcove)

Double glazed window to rear, radiator.

Bedroom 3

7'10" x 7'7" (2.40m x 2.33m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front. Suite comprising panelled bath with wall mounted electric shower over, low level WC and pedestal wash hand basin. Chrome heated towel rail.

Exterior

Rear Garden

Approx. 48' in depth laid to 2 paved patio areas and artificial lawn area. Attractively landscaped. Fenced and walled to boundaries.

Frontage

Driveway providing off road parking for 2 cars.

AML Charges

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

Harrison's 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.

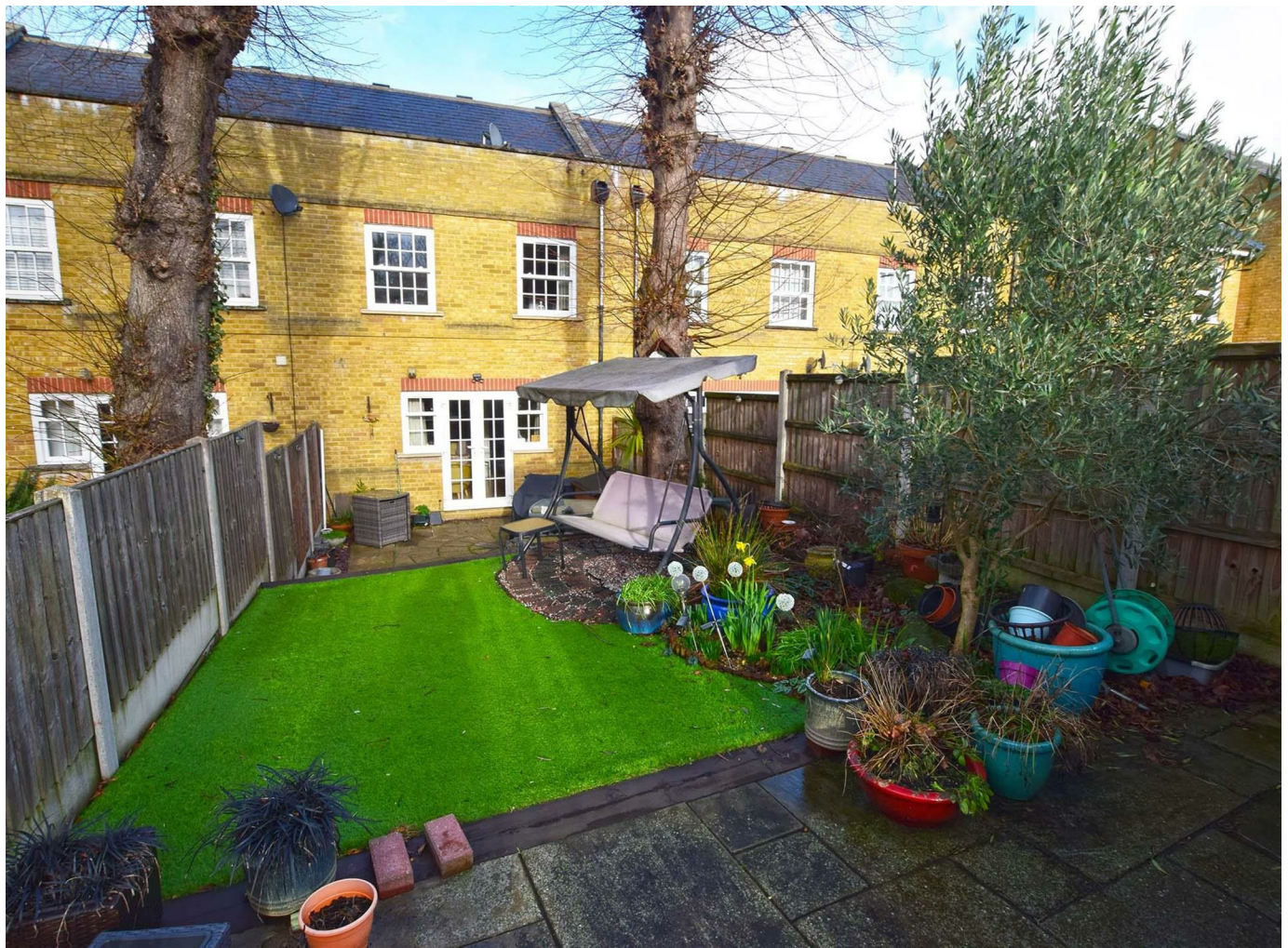
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrison's Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise


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.

NB

HARRISON'S REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkrige 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.

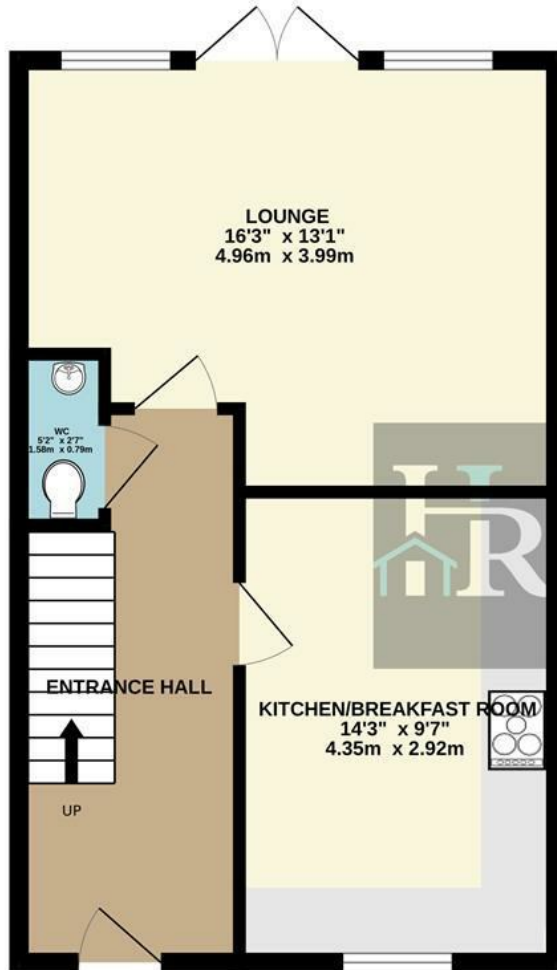


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

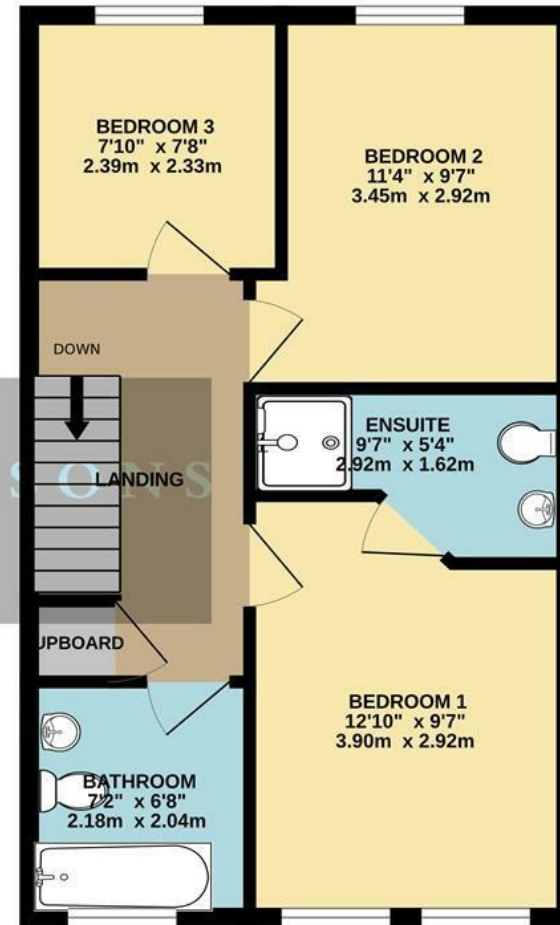
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 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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