

01634 379 799

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12 Embassy Close

• Darland

Price: Offers In Excess Of £500,000



12, Embassy Close, , ME7 3EN
Offers In Excess Of £500,000

- PRICE OFFERS IN EXCESS OF £500,000
- LINK DETACHED HOUSE
- 4 BEDROOMS
- DOWNSTAIRS STUDY
- GARAGE
- DRIVEWAY
- EN-SUITE SHOWER ROOM
- LOUNGE/DINER
- MEDWAY COUNCIL TAX BAND E
- EPC RATING TBC

Nestled in the quiet Darland area in Embassy Close, this link-detached house offers a perfect blend of comfort and convenience. With FOUR bedrooms, this property is ideal for families seeking a peaceful retreat while remaining close to local amenities.

The property has a lounge/diner that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house has a family bathroom and an en-suite shower room.

One of the features of this property is the downstairs study, which offers a quiet space for working from home.

The garage and driveway provide ample parking space, adding to the convenience of this lovely home.

Situated in the serene Darland location, this house benefits from a peaceful environment while still being within easy reach of local shops, schools, and transport links. This property is not just a house; it is a place where you can create lasting memories. If you are looking for a spacious family home in a quiet neighbourhood, this delightful property on Embassy Close is certainly worth considering.

MEDWAY COUNCIL TAX BAND E
EPC RATING TBC

GROUND FLOOR

PORCH

5'6" x 2'11" (1.7 x 0.9)

WC

5'6" x 2'11" (1.7 x 0.9)

KITCHEN

13'9" x 6'6" (4.2 x 2.0)

LOUNGE/DINER

21'11" x 14'5" (6.7 x 4.4)

STUDY

7'2" x 7'2" (2.2 x 2.2)

FIRST FLOOR

LANDING

8'2" x 6'10" (2.5 x 2.1)

BEDROOM 1

14'5" x 8'6" (4.4 x 2.6)

Fitted wardrobes.

EN-SUITE SHOWER ROOM

5'10" x 5'10" (1.8 x 1.8)

BEDROOM 2

15'8" x 8'2" (4.8 x 2.5)

BEDROOM 3

10'9" x 7'10" (3.3 x 2.4)

Fitted wardrobes.

BEDROOM 4

7'10" x 6'6" (2.4 x 2.0)

Cupboard/wardrobe.

BATHROOM

5'10" x 5'2" (1.8 x 1.6)

GARAGE AND DRIVEWAY

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.



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			

Harrisons Reeve Harrisons Reeve Office
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
 medway@harrisonsreeve.com (01634) 379799

GROUND FLOOR

1ST FLOOR



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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