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57 Brockenhurst Close

• Rainham

Price: Offers In The Region Of £425,000



57, Brockenhurst Close, , ME8 0HG
Offers In The Region Of £425,000

- OFFERS IN THE REGION £425,000
- DOUBLE GARAGE
- DRIVEWAY FOR 4/5 CARS
- CONSERVATORY
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- DOWNSTAIRS WC
- THREE BEDROOMS
- EPC RATING TBC
- MEDWAY COUNCIL TAX BAND E

Welcome to this charming detached house located on Brockenhurst Close in the lovely town of Rainham. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there is plenty of space for everyone to unwind and make themselves at home.

The house features a well-maintained bathroom, ensuring your comfort and convenience. One of the standout features of this property is the ample parking space available, with room for up to six vehicles. This is a rare find and will surely be appreciated by those who value convenience and accessibility.

Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life. Whether you're looking to enjoy a quiet evening in the garden or host a barbecue with friends, this property provides the perfect setting for creating lasting memories.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover all the potential this property has to offer.

GROUND FLOOR

PORCH

5'6" x 4'7" (1.7 x 1.4)

Front door leading into the porch with a radiator.



WC

4'11" x 3'3" (1.5 x 1.0)

With low level WC, radiator and window.

LOUNGE

17'4" x 14'9" (5.3 x 4.5)

With window to the front, gas fire and two radiators.

DINING ROOM

9'10" x 9'6" (3.0 x 2.9)

With radiator and sliding door leading to the conservatory. Base unit and cupboards below.

KITCHEN

12'5" x 11'1" (3.8 x 3.4)

With base and eye level units, stainless steel sink, window above, cooker and space/plumbing for a washing machine.

CONSERVATORY

15'8" x 10'2" (4.8 x 3.1)

Windows, wall mounted boiler, radiator and French doors leading to the rear garden.

FIRST FLOOR

LANDING

8'6" x 3'3" (2.6 x 1.0)

With two storage cupboards one housing the hot water tank.

BEDROOM 1

12'5" x 11'1" (3.8 x 3.4)

With built in cupboard, window, radiator and loft access.

BEDROOM 2

10'5" x 9'2" (3.2 x 2.8)

With a window and fitted wardrobe.

BEDROOM 3

8'10" x 6'6" (2.7 x 2.0)

With storage cupboard, radiator and window to the front.

BATHROOM

6'10" x 6'6" (2.1 x 2.0)

White suite comprising of bath, WC, sink and frosted window.

GARDENS

FRONT - With driveway for several cars and access to the garage.

REAR - With patio area, the rest is laid to lawn and there is side access.



DOUBLE GARAGE

17'8" x 15'8" (5.4 x 4.8)

NB

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		67
(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
630 sq.ft. (58.5 sq.m.) approx.

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



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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