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www.harrisonsreeve.com



17 Durham Road

• Rainham

Price: £415,000



17, Durham Road, , ME8 0JW  
£415,000

- THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY FOR TWO CARS
- APPROX 100FT REAR GARDEN
- EN SUITE TO MASTER BEDROOM
- DOUBLE STOREY EXTENSION TO REAR
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- TREMENDOUS POTENTIAL
- CTAX BAND: D
- EPC RATING: AWAITED

Harrisons Reeve are pleased to present this three bedroom semi detached home located in the highly sought after Durham Road.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home features a well-appointed kitchen that flows seamlessly into the living areas, creating a warm and welcoming atmosphere.

The property comprises three spacious bedrooms, including a master suite complete with an en-suite bathroom, providing a private sanctuary for relaxation. The additional bedrooms are well-sized, offering ample space for family or guests.

One of the standout features of this home is the impressive double storey extension to the rear, which enhances the living space and allows for an abundance of natural light. The approximately 100ft rear garden is a true gem, providing a tranquil outdoor space for gardening, play, or simply unwinding in the fresh air.

For those with vehicles, the property includes a driveway that accommodates two cars, ensuring convenience for residents and visitors alike.

This residence on Durham Road is not just a house; it is a home filled with potential and charm, ready for its new owners to create lasting memories. With its ideal location and thoughtful features, this property is a must-see for anyone looking to settle in Rainham.

EPC Rating: Awaited.

**Storm Porch**

5'0" x 1'6" (1.53m x 0.48m)

**Entrance Hall**

4'11" x 13'3" (1.52m x 4.06m)

**Lounge**

10'6" x 11'10" (3.21m x 3.61m)

**Kitchen/Breakfast Room**

16'0" x 11'11" (widest points) (4.89m x 3.64m (widest points))

**Sitting Room**

15'9" x 14'4" (4.81m x 4.39m)

**Landing**

3'4" x 16'1" (1.02m x 4.92m)

**Bedroom 1**

16'1" x 11'11" (4.91m x 3.64m)

**En-Suite**

6'0" x 5'2" (1.83m x 1.59m)

**Bedroom 2**

12'3" x 11'10" (widest points) (3.75m x 3.63m (widest points))

**Bedroom 3**

15'8" x 10'8" (widest points) (4.78m x 3.26m (widest points))

**Bathroom**

8'11" x 7'5" (2.74m x 2.28m)

**Garden**

100 (approx) (30.48m (approx))

**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

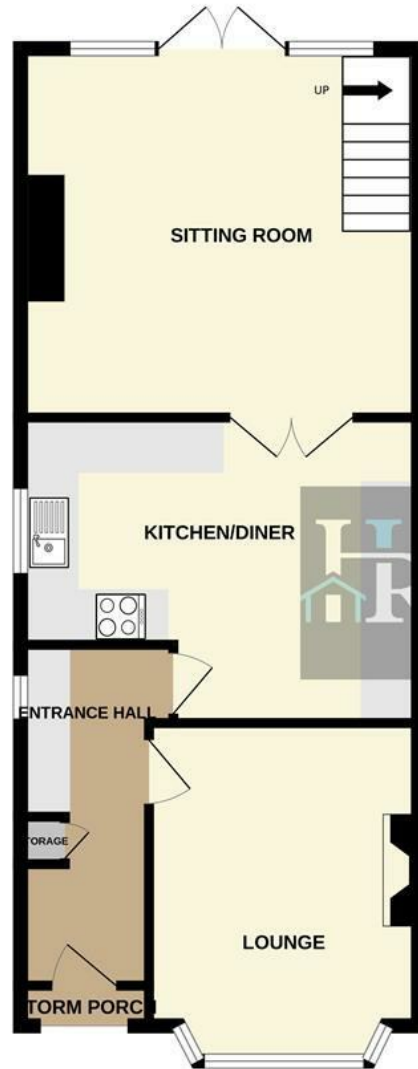


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs | 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

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

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GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1176 sq.ft. (109.3 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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