

01634 379 799

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134 Berengrave Lane

• Rainham

Price: £395,000



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: "D"

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
Should a purchaser(s) have an offer accepted on a property marketed by Harrisons 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.

NB
HARRISONS 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	73
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
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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