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HARRISONS REEVE

8 The Mailyns

• Rainham

Price: Price Range £375,000







8, The Mailyns, , ME8 0DZ
Price Range £375,000

- PRICE RANGE £375,000 TO £400,000
- SEMI-DETACHED HOUSE
- GARAGE
- DRIVEWAY
- THREE BEDROOMS
- DESIRABLE LOCATION
- 7 MINUTE DRIVE FROM HEMPSTEAD VALLEY SHOPPING CENTRE
- EN-SUITE SHOWER
- EPC "D"
- MEDWAY COUNCIL TAX BAND E

Price range £375,000 to £400,000.

Nestled in the charming area of The Mailyns, Rainham. this home is in a quiet location, a short walk to Platters park which offers a lovely green space for outdoor activities.

This SEMI-DETACHED house offers a perfect blend of comfort and convenience. With THREE BEDROOMS. One of the bedrooms has the benefit of en-suite shower cubicle and a dressing room.

This could be the perfect family home. The property benefits from a kitchen/diner with doors leading out to the rear garden, making it a perfect place for hosting a BBQ and relaxed evenings in the garden.

The property also had a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Its location is particularly advantageous, being in close proximity to many local schools, which is perfect for families with children.

This semi-detached house is not just a home; it is a gateway to a vibrant community, with amenities and recreational options right at your doorstep. It is also convenient for the bus routes too. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a sought-after location. Do not miss the chance to make this charming residence your own.

EPC rating D
Medway Council tax band E

GROUND FLOOR

PORCH
4'7" x 3'11" (1.4 x 1.2)

LOUNGE
16'4" x 11'5" (5.0 x 3.5)

KITCHEN/DINER
16'4" x 10'9" (5.0 x 3.3)

FIRST FLOOR

LANDING
9'6" x 2'11" (2.9 x 0.9)

BEDROOM 1
16'4" x 7'10" (5.0 x 2.4)
Loft access

BEDROOM 2
12'1" x 9'6" (3.7 x 2.9)

DRESSING ROOM WITH SHOWER CUBICLE
8'6" x 6'10" (2.6 x 2.1)

BEDROOM 3
9'6" x 8'6" (2.9 x 2.6)

SHOWER ROOM
7'10" x 6'2" (2.4 x 1.9)
Loft access

GARAGE

GARDENS

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.

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 and the photographs may have been enhanced using photo editing software.

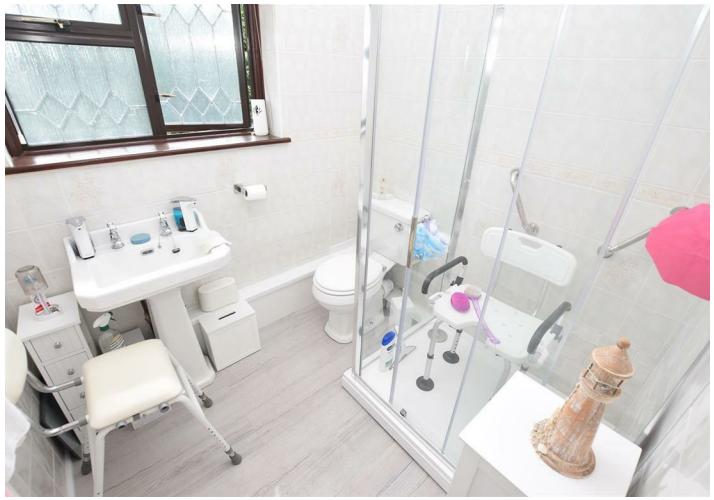
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company 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. Harrisons Reeve may also receive a referral fee for recommending other services such as surveys and removal companies.

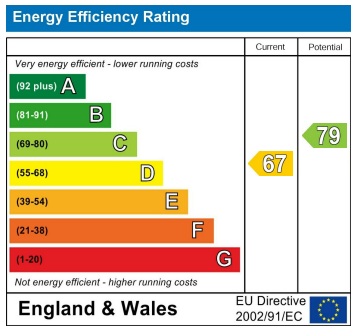
Member agent
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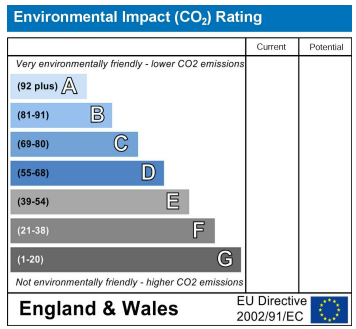












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GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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