01634 379 799

HARRISONS REEVE

24 The Old Orchard

Rainham • Gillingham

Price: £425,000

www.harrisonsreeve.com

24, The Old Orchard, Rainham, ME8 8DT
£425,000

- FOUR BEDROOM LINK DETACHED HOME
- DRIVEWAY
- UPSTAIRS BATHROOM
- DOWNSTAIRS SHOWER ROOM
- BEUTIFULLY APPOINTED KITCHEN
- ADDITIONALLY TWO ALLOCATED PARKING SPACES TO REAR OF THE PROPERTY
- ELECTRIC CHARGING POINT TO FRONT
- CLOSE TO RAINHAM TRAIN STATION
- CTAX BAND: C
- EPC RATING: AWAITED

Welcome to The Old Orchard, a splendid link detached house located in the charming area of Rainham. This delightful property boasts an impressive layout, featuring two spacious reception rooms that provide ample space for both relaxation and entertaining. With four well-appointed bedrooms, this home is perfect for families or those seeking extra room for guests or a home office.

The modern décor throughout the house creates a fresh and inviting atmosphere, making it easy to envision your own personal touch. The property includes two bathrooms, with an upstairs bathroom for convenience and a downstairs shower room, ideal for busy mornings or when hosting visitors.

A notable feature of this home is the driveway, offering off-street parking for your vehicles, a valuable asset in today's busy world. The location is particularly advantageous, as it is situated close to Rainham Train Station, providing excellent transport links for commuters and easy access to nearby amenities.

In summary, The Old Orchard presents a wonderful opportunity for those seeking a modern, spacious family home in a well-connected area. With its attractive features and prime location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

EPC Rating: Awaited.

Entrance Hall
5'11" x 9'8" (1.81m x 2.96m)

Lounge
9'11" x 14'9" (3.03m x 4.52m)

Downstairs Shower Room
5'10" x 5'1" (1.80m x 1.57m)

Kitchen
16'3" x 9'8" (4.97m x 2.95m)

Dining Room
16'1" x 11'0" (4.91m x 3.37m)

Landing
8'2" x 4'1" (2.51m x 1.26m)

Bedroom 1
10'7" x 9'9" (3.25m x 2.99m)

Bedroom 2
7'7" x 12'4" (2.32m x 3.77m)

Bedroom 3
11'3" x 10'4" (3.43m x 3.15)

Bedroom 4
6'0" x 9'6" (1.85m x 2.91m)

Bathroom
5'4" x 10'9" (1.65m x 3.28m)

Garden

Driveway

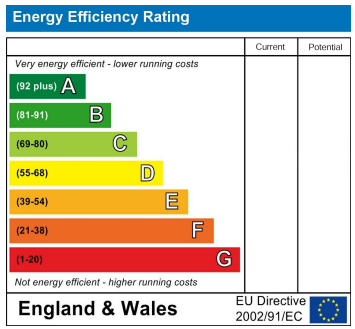
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

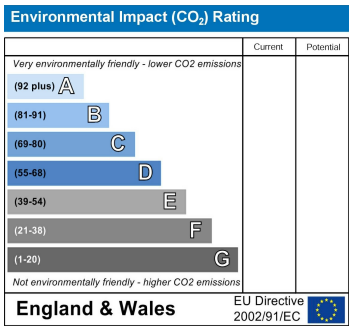
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs 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

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

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.





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GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.

TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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The Property Ombudsman