

01634 379 799

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REEVE



50 Moor Park Close  
Rainham • Gillingham

Price: £400,000





50, Moor Park Close, Rainham, ME8 8QT  
£400,000

- THREE BEDROOM SEMI DETACHED HOME
- SNUG
- NEW BATHROOM & DOWNSTAIRS WC
- UTILITY ROOM
- MODERN DECOR THROUGHOUT
- PORCH
- SOLAR PANELS
- SPACIOUS ROOMS
- CTAX BAND: D
- EPC RATING: C

Nestled in the desirable area of Moor Park Close is this stunning semi-detached home offering a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house boasts a contemporary finish throughout, ensuring a stylish and inviting environment. A highlight of the property is the delightful sun room, which floods the space with natural light and offers a serene spot to enjoy your morning coffee or unwind after a long day.

Energy efficiency is a key feature of this property, equipped with solar panels that not only reduce energy costs but also contribute to a more sustainable lifestyle.

This semi-detached house in Moor Park Close is not just a home; it is a lifestyle choice that combines modern amenities with a warm and inviting atmosphere. With its excellent location and thoughtful design, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

EPC Rating: C

**Porch**  
12'7" x 4'2" (3.84m x 1.28m)

**Entrance Hall**  
5'6" x 13'8" (1.69m x 4.19m)

**Lounge**  
11'0" x 13'8" (3.37m x 4.18m)

**Kitchen/Diner**  
17'0" x 8'7" (5.20m x 2.63m)

**Snug**  
7'1" x 9'3" (2.17m x 2.84m)

**Downstairs WC**  
4'3" x 5'0" (1.31m x 1.53m)

**Utility Room**  
5'0" x 11'5" (1.54m x 3.49m)

**Landing**  
11'8" x 7'11" (3.58m x 2.42m)

**Bedroom 1**  
11'4" x 10'1" (3.46m x 3.08m)

**Bedroom 2**  
11'3" x 8'5" (3.44m x 2.59m)

**Bedroom 3**  
8'5" x 8'4" (2.57m x 2.56m)

**Bathroom**  
12'9" x 5'9" (3.89m x 1.76m)

**Garden**

**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.



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

**Harrisons Reeve Harrisons Reeve Office**  
35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
[medway@harrisonsreeve.com](mailto:medway@harrisonsreeve.com) (01634) 379799

GROUND FLOOR

1ST FLOOR



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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