



387A Maidstone Road

• Rainham

Price: Offers In Excess Of £425,000



387A, Maidstone Road, , ME8 0HX

Offers In Excess Of £425,000

- VERSATILE 3/4 BEDROOM SEMI DETACHED PROPERTY IN POPULAR RESIDENTIAL LOCATION
- NO OWNARD CHAIN!!
- INTEGRAL GARAGE AND DRIVEWAY FOR 3 CARS
- APPROX. 120' REAR GARDEN
- SUBJECT TO NECESSARY CONSENTS, FURTHER DEVELOPMENT POTENTIAL AVAILABLE
- GOOD ACCESS TO MAIN ROADS, MOTORWAYS, SCHOOLS AND LOCAL AMENITIES
- EPC RATING AWAITED; MEDWAY COUNCIL TAX BAND "E"
- APPROX 1,686 SQ FT INCLUDING GARAGE
- FANTASTIC OPPORTUNITY TO PUT YOUR OWN STAMP ON THIS GOOD SIZE FAMILY PROPERTY

Nestled on the desirable and ever popular Maidstone Road in Rainham, this charming semi-detached property offers a perfect blend of comfort and convenience. Spanning an impressive 1,686 square feet, including the garage, the property, which offers versatile accommodation, currently boasts two spacious reception rooms, ideal for both relaxation and entertaining guests, a kitchen/dining room and shower room to the ground floor, whilst providing 3/4 bedrooms to the first floor and shower room.

This home provides ample space for families or those seeking a little extra room. The ground floor shower room and upstairs bathroom ensure that morning routines run smoothly, catering to the needs of a busy household.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in the area. This added convenience makes it an excellent choice for families or individuals with multiple cars. The property also features a rear garden of approx. 120' in depth which also provides further scope and an area to make your own.

The location on Maidstone Road offers easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are looking for a family home or a property with potential for investment, this semi-detached property in Rainham is sure to impress. Don't miss the opportunity to make this delightful residence your own.

Porch

Entrance Hall

Lounge

18'6" x 13'1" (5.65m x 4.00m)

Reception/Bedroom

10'10" x 9'6" (3.31m x 2.91m)

Wet Room

Kitchen/Diner

16'4"max x 13'0" (4.98mmax x 3.96m)

Landing

Bedroom 1

14'1" x 13'1" (4.30m x 4.00m)

Bedroom 2

13'1" x 11'8" (4.00m x 3.58m)

Bedroom 3

13'5" x 9'3" (4.10m x 2.83m)

Bedroom 4/Study

13'3" x 7'5" (4.06m x 2.27m)

Restricted head height

Shower Room

Integral Garage

Frontage

Rear Garden

Member agent

The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.

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:

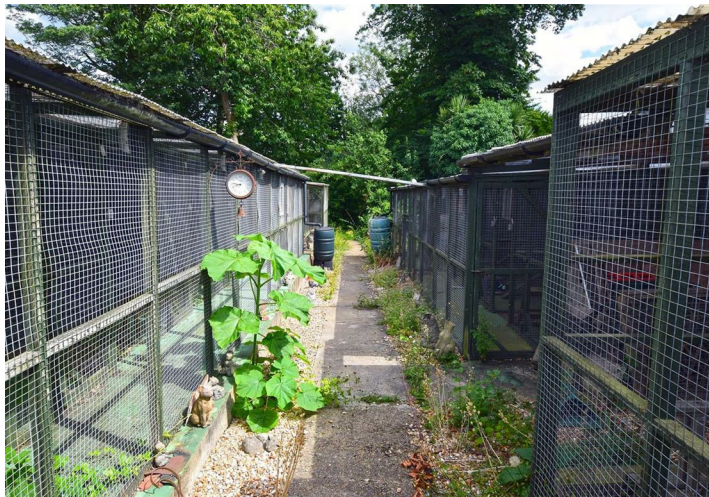
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and the photographs may have been enhanced using photo editing software.

1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation, including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements are intended solely to improve visual quality and marketing appeal and are not intended to misrepresent the property's size, condition, features or boundaries. Prospective buyers should satisfy themselves as to the accuracy of all information through inspection verification.

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, Burtens Solicitors, Hawkrigge 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.

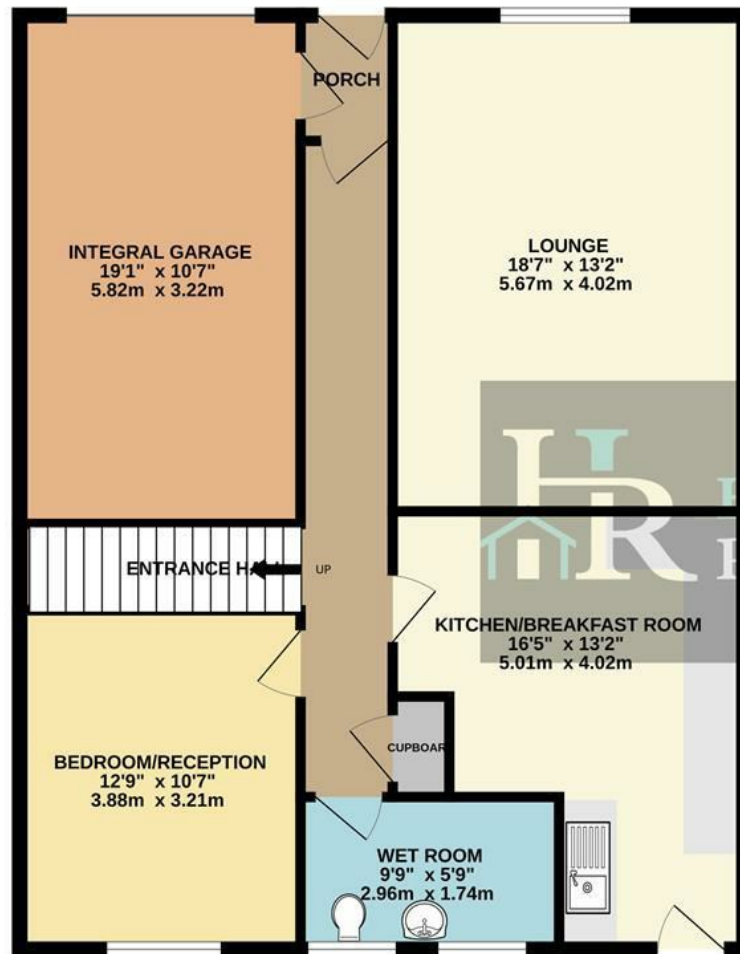


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

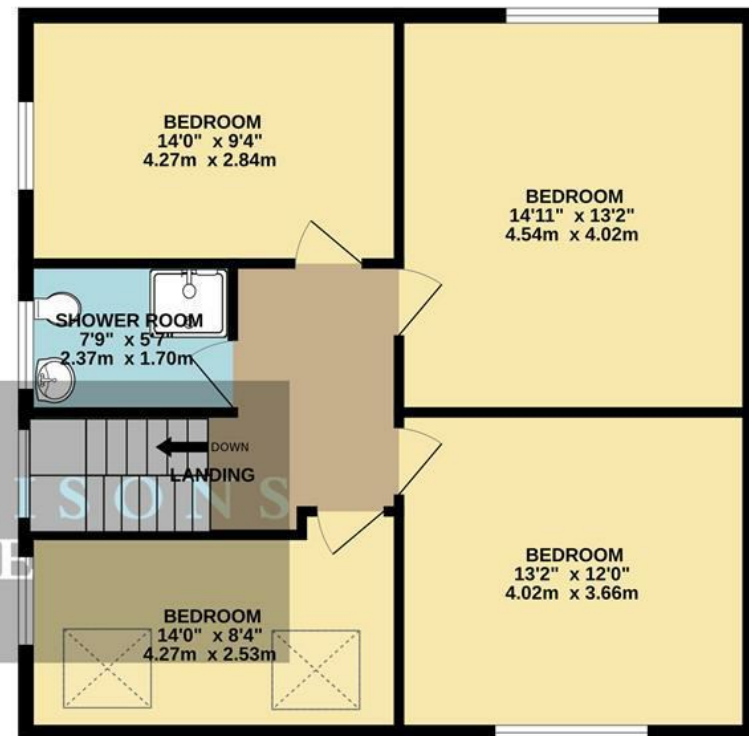
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1686 sq.ft. (156.6 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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