01634 379 799

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8, The Mailyns, , ME8 0DZ
Offers In Excess Of £400,000

- OFFERS IN EXCESS OF £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

Nestled in the charming area of The Mailyns, Rainham, this delightful SEMI-DETACHED house offers a perfect blend of comfort and convenience.

With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is the spacious kitchen/diner, which is perfect for family meals and social gatherings. The layout encourages a warm and welcoming atmosphere, making it a wonderful space to create lasting memories. Additionally, the property boasts an en-suite shower room, adding a touch of luxury and privacy to the master bedroom.

For those who value practicality, the house includes a GARAGE and DRIVEWAY, ensuring that parking is never a concern. The location is particularly advantageous, being just a short seven-minute drive from Hempstead Valley Shopping Centre, where you can find a variety of shops, restaurants and amenities.

EPC TBC
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:

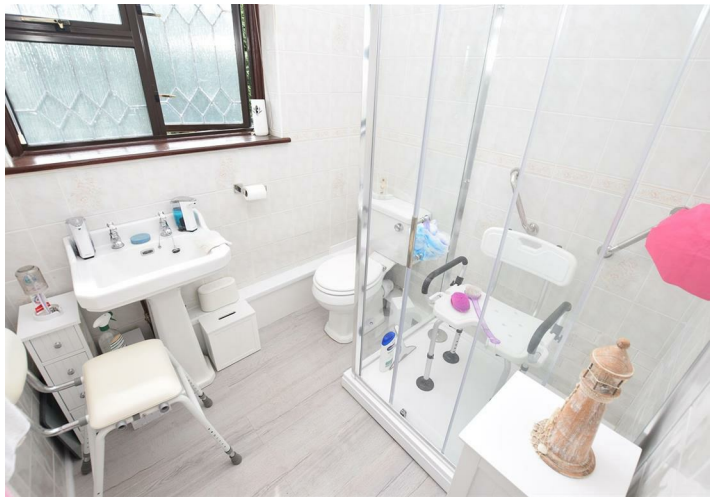
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs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

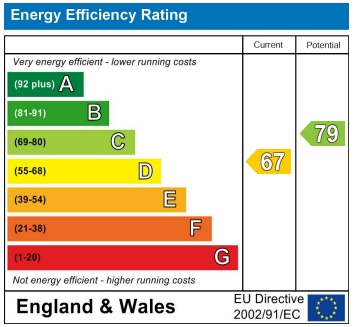
1.1 Property photographs, videos, floor plans and other marketing materials may be digitally enhanced or edited to improve overall presentation , including adjustments to brightness, colour, contrast, sky replacement, image sharpening, decluttering and other cosmetic enhancements. Any such enhancements 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.

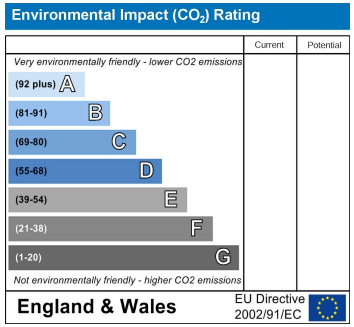
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB
HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, 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
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.







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

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

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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