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**HR** HARRISONS  
REEVE



1 St. Katharine's Place

• Rainham

Price: £665,000





1, St. Katharine's Place, ME8 7GB  
£665,000

- STUNNING 4 BEDROOM DETACHED EXECUTIVE NEW BUILD FAMILY HOME
- FABULOUS 8.71M X 3.79M OPEN PLAN KITCHEN/DINER
- APPROX 1,492 SQ FT OF LIVING ACCOMMODATION
- STUDY/UTILITY ROOM, AND DOWNSTAIRS WC
- DETACHED GARAGE AND DRIVEWAY FOR 2 CARS
- SOLAR PANELS AND UNDERFLOOR HEATING TO THE GROUND FLOOR, RADIATORS TO THE FIRST FLOOR
- LANDSCAPED REAR GARDEN WITH SHED
- 10 YEAR "BUILD-ZONE" WARRANTY
- MEDWAY COUNCIL BAND "F", EPC RATING "A"
- ELECTRIC VEHICLE CHARGING POINT

Welcome to this stunning detached house located in the desirable St. Katharine's Place, Rainham. This modern property boasts an impressive 1,492 square feet of living space, providing ample room for families or those who enjoy entertaining.

As you enter, you will find two spacious reception rooms that offer versatility for both relaxation and social gatherings. The well-designed layout ensures that natural light floods through the home, creating a warm and inviting atmosphere. The property features four generously sized bedrooms, perfect for accommodating family members or guests. With two well-appointed bathrooms, morning routines will be a breeze, providing convenience and comfort for all.

Being a new build, this home benefits from contemporary design and modern amenities, ensuring a low-maintenance lifestyle. The exterior of the property includes parking space for up to three vehicles, a valuable feature in today's busy world.

St. Katharine's Place is situated in a vibrant community, offering easy access to local amenities, schools, and transport links. This property is an excellent opportunity for those seeking a stylish and spacious family home in a sought-after location. Do not miss the chance to make this beautiful house your new home.

#### Entrance Hall

13'10" x 6'7" red to 3'6" (4.23m x 2.01m red to 1.08m)

#### WC

#### Living Room

16'8" into bay x 10'6" (5.09m into bay x 3.21m)

#### Kitchen/Dining Area

28'6" x 12'5" red to 10'7" (8.71m x 3.79m red to 3.25m)

#### Study

10'4" x 9'7" into bay (3.17m x 2.94m into bay)

#### Utility Room

6'11" x 6'0" (2.12m x 1.84m)

#### Landing

#### Bedroom 1

10'8" x 10'2" (3.26m x 3.11m)

#### Walk in Wardrobe

#### En-Suite Shower Room

#### Bedroom 2

11'7" x 10'8" max (3.54m x 3.26m max)

#### Bedroom 3

12'9" x 10'4" max (3.91m x 3.16m max)

#### Bedroom 4

10'8" x 8'5" (3.26m x 2.57m)

#### Family Bathroom

#### Exterior

#### Rear Garden

Approx. 35' in width x 25' in depth, mainly laid to lawn and patio with established flower beds

#### Garage

20'4" x 10'2" (6.20m x 3.12m)

Up and over door, power and light



#### NB

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

#### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	95
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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.

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

### **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.







GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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