

01634 379 799

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5 Drewery Drive

Wigmore • Rainham

Price: Offers In Excess Of £500,000



5, Drewery Drive, Wigmore, ME8 0PD
Offers In Excess Of £500,000

- THREE BEDROOM SEMI DETACHED HOME
- IN EXCESS OF 1,650 SQ FT
- POTENTIAL TO CONVERT TO 4/5 BEDROOMS (SUBJECT TO RELEVANT CONSENTS OBTAINED)
- DOWNSTAIRS SHOWER ROOM
- LARGE OPEN PLAN KITCHEN/DINER
- LARGE MASTER BEDROOM WITH BALCONY
- GENEROUS SIZE REAR GARDEN
- SOUGHT AFTER WIGMORE LOCATION
- DRIVEWAY & GARAGE
- CTAX BAND: "E" & EPC RATING: "C"

Nestled in the highly sought-after Wigmore area of Rainham, this charming three bedroom semi-detached house on Drewery Drive offers a perfect blend of comfort and convenience. In excess of 1,650sq ft this property is ideal for families or those seeking extra space.

The house features a large master bedroom with potential to convert back into two bedrooms. A convenient downstairs shower room adds to the practicality of the home, making it easy for guests and family members alike.

Discover a delightful balcony off the master bedroom, where you can unwind and enjoy the fresh air, while the garage and driveway provide ample parking space.

This property is not just a house; it is a home that offers a wonderful lifestyle in a desirable location. With its generous living spaces and thoughtful amenities, it is an opportunity not to be missed. Whether you are looking to settle down or invest, this semi-detached house on Drewery Drive is sure to impress.

EPC Rating: C

Porch
6'1" x 4'3" (1.86m x 1.30m)

Entrance Hall
3'11" x 2'0" (1.21m x 6.11m)

Lounge
12'6" x 14'0" (3.83m x 4.29m)

Downstairs Shower Room
8'2" x 3'5" (2.50m x 1.05m)

Kitchen/Diner
25'10" x 10'10" (7.88m x 3.31m)

Landing
17'0" x 5'6" (5.19m x 1.69m)

Bedroom 1
25'9" x 14'1" (widest points) (7.87m x 4.30m (widest points))

Balcony
14'6" x 7'1" (4.43m x 2.16m)

Bedroom 2
13'7" x 10'9" (4.16m x 3.30m)

Bedroom 3
11'9" x 10'10" (3.60m x 3.31m)

Bathroom
8'4" x 5'6" (2.55m x 1.69m)

Garden

Garage
8'4" x 17'10" (2.56m x 5.46m)

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.

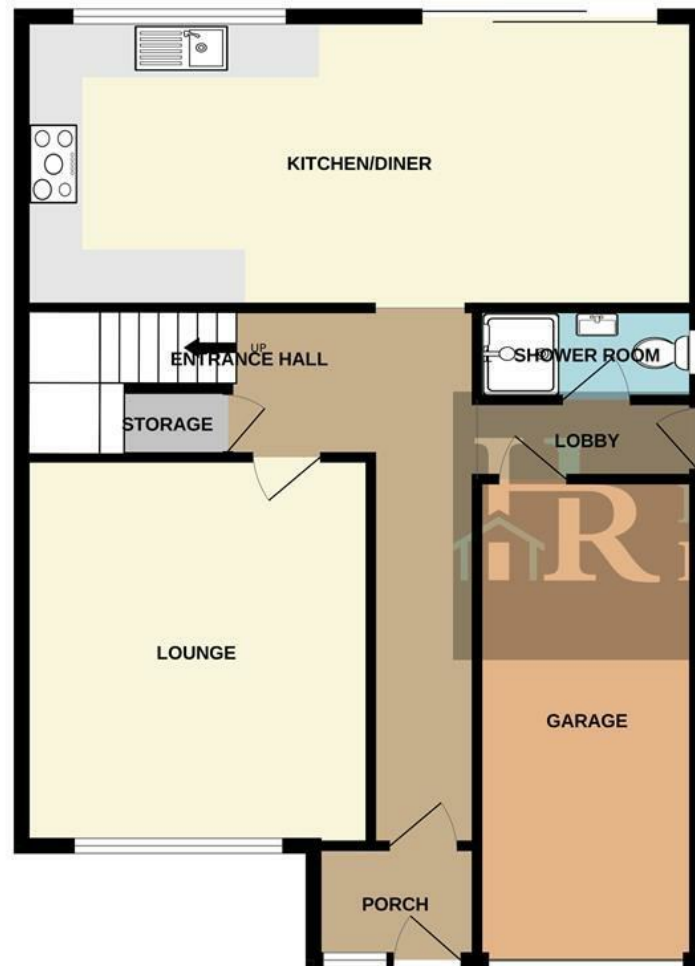
Member agent
The agent is a member of The Property Ombudsman Limited, which is a redress scheme, and Propertymark, which is a client money protection scheme.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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 (01634) 379799

GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 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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