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189 London Road

Rainham • Gillingham

Price: Offers Over £425,000



189, London Road, Rainham, ME8 7HH
Offers Over £425,000

- FOUR BEDROOM END TERRACE HOME
- DRIVEWAY TO REAR FOR FOUR CARS
- EN SUITE TO MASTER BEDROOM
- DEFRA APPROVED LOG BURNER
- APPROXIMATELY 100FT REAR GARDEN
- OPEN PLAN KITCHEN / DINER
- BIFOLDING DOORS TO REAR GARDEN
- SOUTH FACING REAR GARDEN
- CTAX BAND: D
- EPC RATING: AWAITED

This splendid end-terrace home offers a perfect blend of modern living and comfort. With four spacious bedrooms, including a master suite complete with an en suite bathroom, this property is ideal for families seeking both space and convenience.

The heart of the home is undoubtedly the inviting reception room, which flows seamlessly into the contemporary kitchen. Here, bi-folding doors open up to reveal a stunning 100ft rear garden, perfect for outdoor entertaining or simply enjoying a peaceful afternoon in the sun. The garden provides ample space for children to play or for gardening enthusiasts to cultivate their green thumb.

For those chilly evenings, the property boasts a DEFRA approved log burner, ensuring warmth and a cosy atmosphere throughout the colder months. The additional bathroom caters to the needs of a busy household, making morning routines a breeze.

Parking is a significant advantage, with a driveway that accommodates up to four cars to the rear, providing convenience for families with multiple vehicles or guests.

This delightful home is not just a property; it is a lifestyle choice, offering a tranquil retreat while being conveniently located near local amenities and transport links. Whether you are looking to settle down or invest, this residence is a must-see.

EPC Rating: Awaited.

Entrance Hall
5'6" x 10'6" (1.68m x 3.22m)

Lounge
13'4" x 12'1" (4.08m x 3.70m)

Kitchen/Diner
18'1" x 10'11" (5.53m x 3.33m)

Landing
8'0" x 9'9" (widest points) (2.46m x 2.99m (widest points))

Bedroom 3
11'8" x 11'7" (3.57m x 3.55m)

Bedroom 2
10'10" x 12'0" (3.32m x 3.68m)

Bedroom 4
8'0" x 7'7" (2.46m x 2.32m)

Bathroom
7'3" x 5'9" (2.23m x 1.77m)

Bedroom 1
18'6" x 13'10" (widest points) (5.65m x 4.24m (widest points))

Ensuite
6'9" x 6'3" (2.07m x 1.93m)

Garden

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.

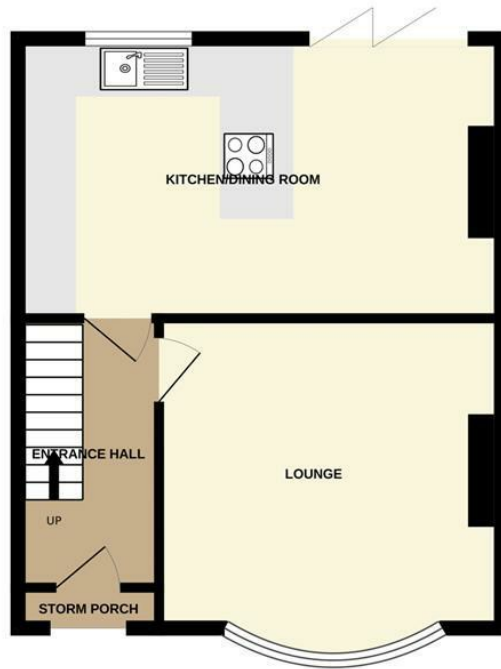


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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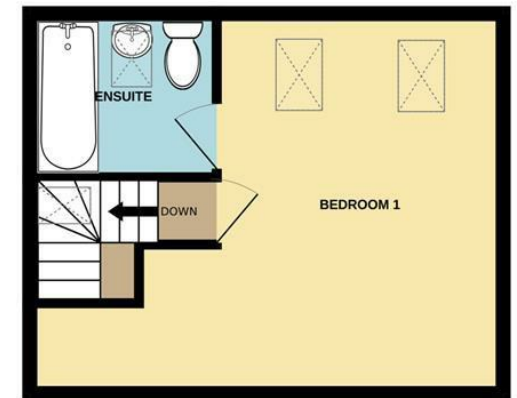
GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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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