01634 379 799

HARRISONS REEVE

17 Durham Road

• Rainham

Price: £415,000

www.harrisonsreeve.com

17, Durham Road, , ME8 0JW
£415,000

- THREE BEDROOM SEMI DETACHED HOME
- DRIVEWAY FOR TWO CARS
- APPROX 100FT REAR GARDEN
- EN SUITE TO MASTER BEDROOM
- DOUBLE STOREY EXTENSION TO REAR
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- TREMENDOUS POTENTIAL
- CTAX BAND: D
- EPC RATING: AWAITED

Harrisons Reeve are pleased to present this three bedroom semi detached home located in the highly sought after Durham Road.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home features a well-appointed kitchen that flows seamlessly into the living areas, creating a warm and welcoming atmosphere.

The property comprises three spacious bedrooms, including a master suite complete with an en-suite bathroom, providing a private sanctuary for relaxation. The additional bedrooms are well-sized, offering ample space for family or guests.

One of the standout features of this home is the impressive double storey extension to the rear, which enhances the living space and allows for an abundance of natural light. The approximately 100ft rear garden is a true gem, providing a tranquil outdoor space for gardening, play, or simply unwinding in the fresh air.

For those with vehicles, the property includes a driveway that accommodates two cars, ensuring convenience for residents and visitors alike.

This residence on Durham Road is not just a house; it is a home filled with potential and charm, ready for its new owners to create lasting memories. With its ideal location and thoughtful features, this property is a must-see for anyone looking to settle in Rainham.

EPC Rating: Awaited.

Storm Porch
5'0" x 1'6" (1.53m x 0.48m)

Entrance Hall
4'11" x 13'3" (1.52m x 4.06m)

Lounge
10'6" x 11'10" (3.21m x 3.61m)

Kitchen/Breakfast Room
16'0" x 11'11" (widest points) (4.89m x 3.64m (widest points))

Sitting Room
15'9" x 14'4" (4.81m x 4.39m)

Landing
3'4" x 16'1" (1.02m x 4.92m)

Bedroom 1
16'1" x 11'11" (4.91m x 3.64m)

En-Suite
6'0" x 5'2" (1.83m x 1.59m)

Bedroom 2
12'3" x 11'10" (widest points) (3.75m x 3.63m (widest points))

Bedroom 3
15'8" x 10'8" (widest points) (4.78m x 3.26m (widest points))

Bathroom
8'11" x 7'5" (2.74m x 2.28m)

Garden
100 (approx) (30.48m (approx))

Driveway

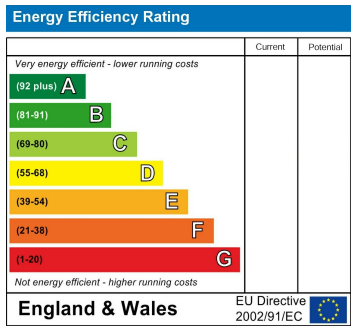
Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

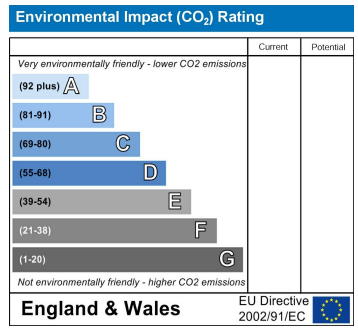
1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs 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

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.

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.





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GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.

TOTAL FLOOR AREA : 1176 sq.ft. (109.3 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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