

01634 379 799

www.harrisonsreeve.com



263 London Road

• Rainham

Price: Offers In Excess Of £675,000





263, London Road, , ME8 6YS  
Offers In Excess Of £675,000

- FOUR BEDROOM DETACHED HOME
- LARGE DRIVEWAY
- TWO GARAGES
- DOWNSTAIRS SHOWER & WC
- SEPARATE DINING ROOM
- TWO RECEPTION ROOMS
- APPROX 200FT REAR GARDEN
- GAS CENTRAL HEATING
- CTAX BAND: E
- EPC RATING: F

An impressive and beautifully presented 4 bedroom detached home located just minutes to local schools, shops and amenities. The property features a grand entrance to a large driveway for several vehicles, spacious accommodation throughout and an approximately 200ft rear garden.

EPC Rating: F

**Porch**  
6'8" x 3'11" (2.05m x 1.2m)

**Entrance Hall**  
8'9" x 14'5" (2.68m x 4.40m)

**Lounge**  
14'10" x 12'10" (4.53m x 3.93m)

**Kitchen**  
9'10" x 15'6" (3.00m x 4.73m)

**Dining Room**  
11'10" x 11'11" (3.62m x 3.65m)

**Downstairs Shower**  
3'1" x 8'4" (0.96m x 2.56m)

**Family Room**  
13'11" x 14'11" (4.25m x 4.57m)

**Lean To**  
3'10" x 5'8" (1.18m x 1.75m )

**Landing**  
15'3" x 9'4" (4.65m x 2.87m)

**Master Bedroom**  
14'9" x 12'11" (4.52m x 3.94m)

**Bedroom 2**  
11'9" x 12'0" (3.60m x 3.66m)

**Bedroom 3**  
9'11" x 8'4" (3.03m x 2.55m)

**Study/Bedroom 4**  
7'0" x 6'7" (2.14m x 2.02m)

**Bathroom**  
6'7" x 6'9" (2.01m x 2.08m )

**Garage 1**  
12'2" x 17'10" (3.73m x 5.44m)

**Garage 2**  
7'6" x 15'5" (2.30m x 4.71m)

**Garden**  
Approx 200ft

**Important Notice**  
Harrisons Residential, 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 Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

**NB**  
HARRISONS RESIDENTIAL 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>68</b>
	<b>37</b>	
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

**Harrisons Residential**  
 35 High Street, Rainham, Gillingham, Kent, ME8 7HS  
 medway@harrisonsreeve.com (01634) 379799



GROUND FLOOR  
1201 sq.ft. (111.6 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1809 sq.ft. (168.0 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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