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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**

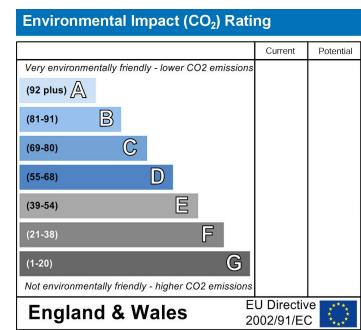
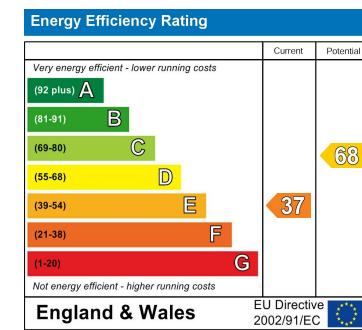
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2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

#### **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 Henchchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.



**Harrison's Residential Office**  
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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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