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17 Woods Edge

Rainham • Gillingham

Price: Offers Over £365,000



17, Woods Edge, Rainham, ME8 8FB

Offers Over £365,000

- SEMI DETACHED HOUSE
- 4 DOUBLE BEDROOMS
- EN SUITE
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- PARKING FOR TWO CARS
- LESS THAN 4 YEARS OLD
- ENERGY RATING B

This semi detached house offers excellent family accommodation which includes 4 double bedrooms one with en-suite to one bedroom, family bathroom, lounge open plan to kitchen providing a light and airy room. The property is double glazed and benefits from gas central heating, there is two parking spaces to front. The property was constructed within the last 4 years and therefore benefits from the remaining NHBC.

Entrance Hall

Stairs to first floor landing, understairs storage cupboard, radiator.

Cloakroom

Double glazed window to front, white suite comprising low level WC, fitted wash hand basin with cupboard under, radiator, tiled floor.

Kitchen/Breakfast Room

16'0" x 7'11" (4.90m x 2.43m)

Double glazed window to front, base and eye level units, inset single drainer sink unit, inset stainless steel gas hob, stainless steel canopy over, built in oven, built in dishwasher, one cupboard houses gas fired boiler supplying domestic hot water and central heating, radiator.

Lounge

15'3" x 9'10" (4.66m x 3.02m)

Double glazed french doors and side panels to rear, radiator.

First Floor Landing

Stairs to second floor, radiator.

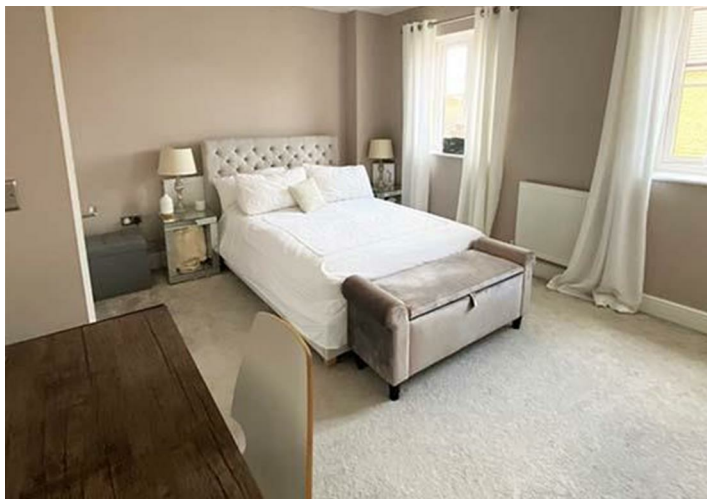
Bedroom 2

14'7" x 8'0" (4.45m x 2.46m)

Double glazed windows to front, radiator.

En Suite

Double glazed window to front, white suite comprising shower cubicle mains shower unit, pedestal wash hand basin, low level WC, heated towel rail.



Bedroom 1

15'3" x 11'2" (4.66m x 3.42m)

Two double glazed windows to rear, 2 radiators.

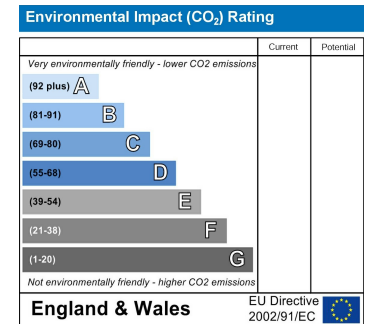
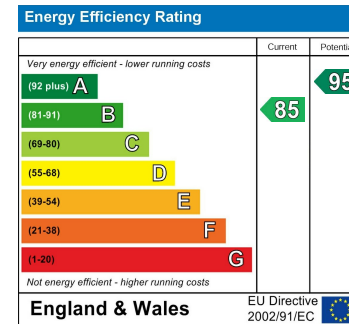
Second Floor Landing

Built in airing cupboard.

Bedroom 3

11'1" x 11'8" (3.38m x 3.57m)

Double glazed window to front, storage cupboard, radiator.



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Bedroom 4

13'0" x 8'3" (3.98m x 2.54m)

Two double glazed sky light windows, radiator.

Bathroom

Double glazed sky light window, white suite comprising panelled bath mixer/shower taps, pedestal wash hand basin, low level WC, heated towel rail.

Rear Garden

Approximately 30' in depth, mainly laid to lawn, patio area, flower borders, side access.

Front

Block paved hardstanding for two cars.

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

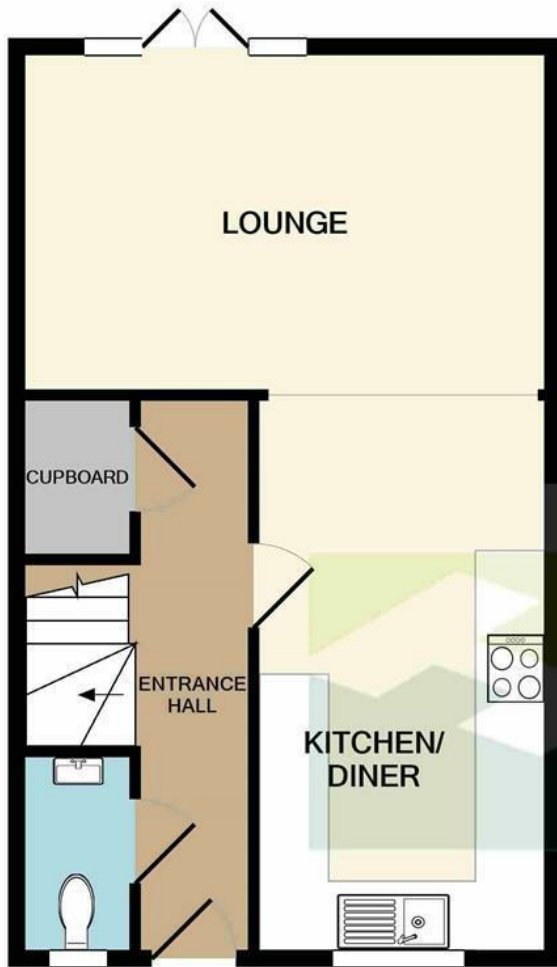
are for guidance only and are not necessarily comprehensive.

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 for which we may receive a referral fee of £150 plus VAT per transaction.

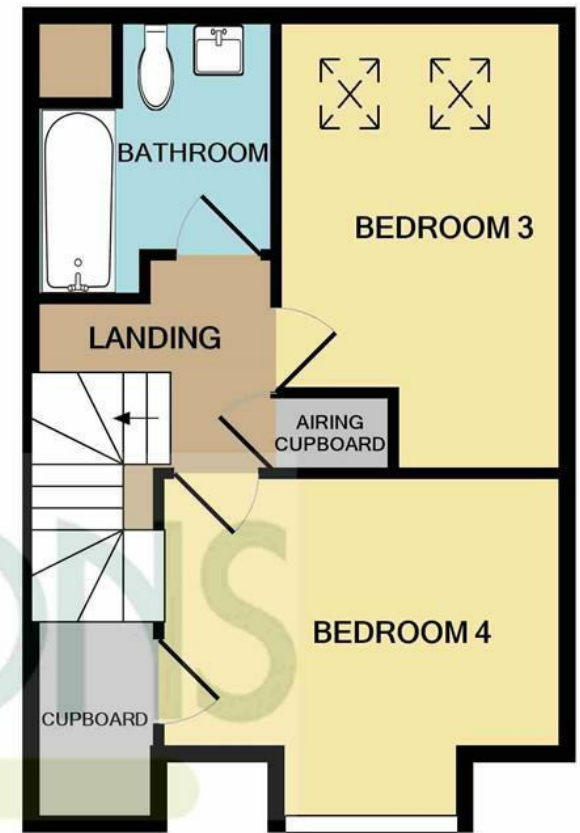




GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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