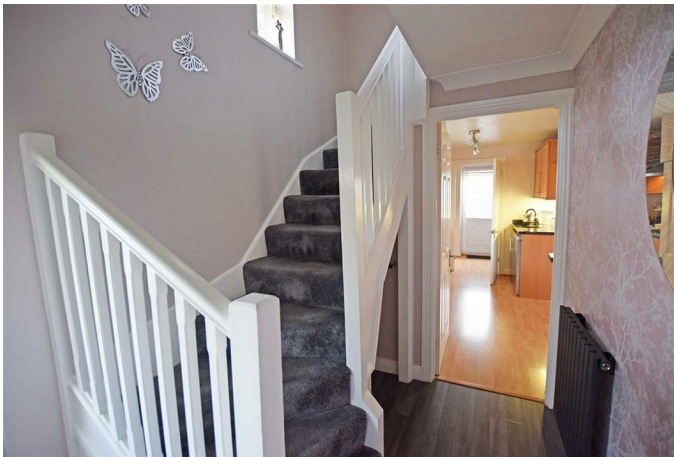




61 Ten Acre Way

• Rainham

Price: Offers In Excess Of £459,995



61, Ten Acre Way, , ME8 8TJ
Offers In Excess Of £459,995

- 4 BEDROOM DETACHED FAMILY HOUSE
- DOUBLE GARAGE AND DRIVEWAY FOR 3 CARS
- CONSERVATORY & UTILITY ROOM
- 2 RECEPTION ROOMS
- FAMILY BATHROOM & ENSUITE SHOWER
- SPACIOUS ACCOMMODATION
- EPC RATING "D"
- REAR GARDEN APPROX 40' IN DEPTH
- DOWNSTAIRS WC

HARRISONS RESIDENTIAL are delighted to offer for sale this 4 BEDROOM DETACHED FAMILY HOME which benefits from DOUBLE GARAGE AND DRIVEWAY FOR 3 CARS, CONSERVATORY, DOWNSTAIRS WC AND SPACIOUS ACCOMMODATION.

Located on the Ten Acre Way development in Rainham, convenience is only round the corner and the property has good access to Rainham town centre and TRAIN STATION.

Accommodation comprises entrance hall, downstairs WC, 2 reception rooms, conservatory, kitchen and utility room to the ground floor, with 4 bedrooms, master with en suite shower room, and family bathroom to the first floor.

Externally the property features a rear garden of approx 40' max.

Make sure you do not miss out on this property!!
Call Harrisons Residential today

Entrance Hall

UPVC entrance door. Stair case to first floor, radiator.

WC

White suite comprising low level WC and wall mounted wash hand basin.

Lounge

16'6" x 11'4" (5.05m x 3.46)
Double glazed window to front, radiator.

Dining Room

12'4" x 9'6" (3.78m x 2.92m)
Radiator, opening to :

Conservatory

9'8" x 8'11" (2.97m x 2.72m)
Double glazed construction with double glazed French doors leading to rear garden.

Kitchen

11'8" x 7'10" (3.58m x 2.41m)
Double glazed window to front. Modern fitted kitchen comprising base and eye level units with work surfaces over. Integrated dishwasher. Space for under counter fridge/freezer. Built in electric oven with gas hob and extractor fan over. Radiator. Breakfast bar. Inset circular stainless steel sink unit with side drainer and mixer tap.

Utility Room

7'10" x 4'3" (2.41m x 1.31m)
Space and plumbing for washing machine. Inset stainless steel sink unit. Double glazed door leading to side.

Landing

Built in airing cupboard housing hot water cylinder and boiler. Access to loft space.

Bedroom 1

13'3" x 9'2" (4.05m x 2.80m)
Double glazed window to side, radiator, built in double wardrobe.

Bedroom 2

11'3" x 9'1" (3.45m x 2.79m)
Double glazed window to side. Radiator.

Bedroom 3

10'3" max x 8'6" (3.14m max x 2.60m)
Double glazed windows to side and front, radiator.

Bedroom 4

10'7" into bay x 6'9" (3.23m into bay x 2.07m)
Double glazed window to front, radiator.

Bathroom

Frosted double glazed window to front. White 3 piece suite comprising panelled bath with chrome mixer tap and shower attachment over, pedestal wash hand basin and low level WC. Radiator.

En-Suite

Frosted double glazed window to side. White 3 piece suite comprising shower cubicle with mains fed shower unit, vanity unit with inset sink unit and low level WC. Chrome heated towel rail.

Exterior

Rear Garden : Mainly laid to lawn approx 40' in depth. Fenced to boundaries. Side pedestrian access.

Double Garage

Twin metal up and over doors.

Off Road Parking

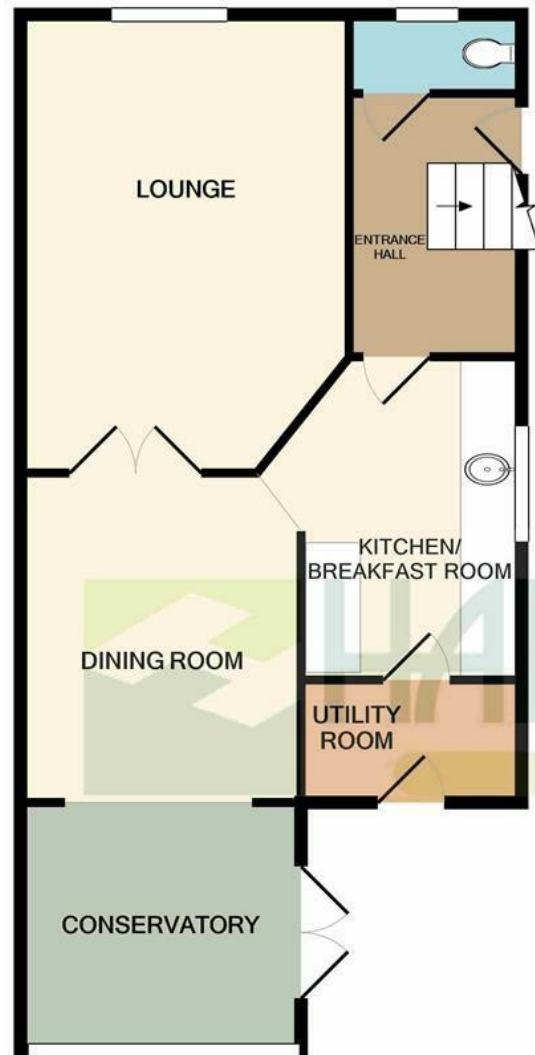
Off road parking for 3 cars.



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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 35 High Street, Rainham, Gillingham, Kent, ME8 7HS
medway@harrisonsresidential.com (01634) 379799



GROUND FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.3 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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