



Scale: Fit to frame



£435,000

Plot 8 Queens Court, Berengrave Lane, Rainham, Kent, ME8 7UJ

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NEW RELEASE - Plot 8 at Queens Court, Berengrave Lane - a small private development of just 9 properties within walking distance of Rainham High Street & train station - Anticipated completion Spring/Summer 2022

Queens Court

Queens Court is a prestigious development of nine individually designed properties offering everything for today's homeowners, from first time buyers to growing families and retirees.

A short stroll from Queens Court brings you to Rainham High Street for all your day-to-day needs. There are a variety of shops, take-away food outlets, pubs, restaurants, hairdressers, banks and a pharmacy.

Living at Queens Court also means having easy access to local green spaces, including a large recreation ground in the centre of the village. Alternatively a short car journey or brisk walk will take you to the nearby Riverside Park, where you can enjoy wildlife, grab a coffee in the cafe and let the children enjoy the play area.

Rainham has a choice of schools at primary and secondary level, including the Riverside Primary school and Rainham Mark Grammar School. The train station in Rainham also offers frequent direct services to London, Canterbury and many other destinations. Journey times to London Victoria and London St Pancras international are under an hour.

Plot 8

Plot 8 is a spacious 3 bedroom, 2 bathroom, detached family home benefiting from a private driveway with two allocated parking spaces. The front aspect kitchen/breakfast room, with feature bay window, has been thoughtfully laid out with design features to include a fully fitted Gardiner Venice contemporary kitchen with a range of integrated Smeg appliances including fridge freezer, dishwasher, single oven, induction hob and extractor hood and washer/dryer. When entertaining this well thought out home offers a stunning large lounge/dining room to the rear of the property with doors leading out to the patio and turfed garden. For further convenience when you're entertaining there is also a downstairs cloakroom accessed just off the entrance hall. To the first floor you will find a spacious master bedroom with an en-suite, a further double bedroom and large single as well as a family bathroom, perfect for the growing family or when the grandchildren come to visit.

Living Room

16'8" x 15'1" (5.09 x 4.62)

Rear aspect living room with patio doors leading onto the rear garden

Kitchen/Breakfast room

10'6" x 11'10" (3.22 x 3.62)

Front aspect kitchen / breakfast room with feature bay window. Contemporary designed fully fitted Gardiner Venice matt light & dark grey kitchen with a range of handle less wall and base units with an aluminium trim with laminate worktops. Offering a range of integrated appliances including fridge/freezer, dishwasher, single oven with a combination microwave/grill and washer/dryer. LED under unit lighting & ceiling downlighters. LVT flooring

Master Bedroom

10'6" x 10'4" (3.22 x 3.17)

Front aspect double master bedroom with en suite

Bedroom 2

9'2" x 13'2" (2.80 x 4.03)

Rear aspect double bedroom

Bedroom 3

7'1"(max) x 11'8" (2.16m(max) x 3.56m)

Rear aspect single bedroom

Garden

Turfed rear garden with 1.8 metre high fencing, Paved patio area, garden shed and outside tap provided

Disclaimer

We are sales and marketing agents for new homes. Whilst we endeavour to ensure our sales details/adverts/on-line representations etc. are both accurate and a true reflection of the development or individual property being marketed, certain information is provided from the outset to us by our developer client and we are reliant upon the same. Therefore, we recommend that if any items/points are of particular importance please raise these with the sales team so that confirmation or verification can be sought from our developer client. Please also be aware that floor plans are a visual guide to show where rooms are situated within the property and all measurements given are approximate. Some floor plans indicate location of where wardrobes, beds, furniture etc. may be placed and unless separately stated do not form part of the specification. Our developer client may amend the specification or make changes to the layouts during the build up until the property is complete. Whilst we aim to keep our marketing material as up to date as possible, we may not always be immediately aware of these changes if we have not been updated by our developer client.