



**£695,000**

Plot 5 Queens Court, Berengrave Lane, Rainham, Kent, ME8 7UJ

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NEW RELEASE - Plot 5 at Queens Court, Berengrave Lane. a small private development of just nine stunning homes within walking distance of Rainham town centre and train station - Completions anticipated 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 5

A beautifully designed 5 bedroom, 2 bathroom, detached home is perfect for any family. This traditionally build home offers flexible living with the added study room to the ground floor if working from home has become the new norm for you. To the ground floor you will also find a stunning open plan kitchen/dining room boasting a central island where you can catch up over a glass of your favourite tipple with friends or help your children with their homework while you're preparing dinner. The stylish and contemporary designed fully fitted Gardiner Venice mat light & dark grey kitchen with a range of handleless wall and base units and aluminium trim. Included is a range of integrate Smeg appliances to include fridge/freezer, dishwasher, single oven with combination microwave/grill above and induction hob. The separate utility room also comes fitted with wall and base units as well as space and plumbing for washing and tumble dryer. With bi-folding doors leading to the patio and turfed rear garden from both the kitchen/dining room and separate lounge this is the perfect home to entertain family and friends all year round. To the first floor you will find a spacious master bedroom with en-suite shower room, a further 3 double & a single bedroom and family bathroom.

Externally there is an attractive front garden and a detached double garage with further parking for at least 2 vehicles.

## Living Room

12'4" x 18'5" (3.78 x 5.63)

Rear aspect living room with bi folding doors to the rear garden

## Kitchen /dining room

14'1" (max) x 22'8" (4.31 (max) x 6.93)

Duel aspect open plan kitchen/breakfast room, with bay window to the front and bi-folding doors to the rear. The contemporary designed fully fitted kitchen with built in appliances and space & plumbing for washing machine & tumble dryer in the separate utility room located just off the kitchen area. LVT flooring.

## Study

9'10" x 7'7" (3.02 x 2.32)

Front aspect with feature bay window study/office, ideal if working from home is the new norm for you.

## Master Bedroom

12'4" x 12'2" (3.78 x 3.73)

Rear and side aspect master double bedroom with en-suite shower room

## Bedroom 2

9'9" (max) x 13'3" (2.99 (max) x 4.04)

Front aspect double bedroom

## Bedroom 3

11'1" x 11'1" (max) (3.4 x 3.4 (max))

Front aspect double bedroom

## Bedroom 4

10'4" x 11'0" ( max) (3.16 x 3.37 ( max))

Rear aspect double bedroom

## Bedroom 5

31'9" x 29'6" (9.7 x 9.0)

Rear aspect single bedroom

## Garden

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

## Photography/CGI

Please note that all images are computer generated

## Disclaimer

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