

**To arrange a viewing contact us
today on 01268 777400**



Blake Close, Rainham Guide price £425,000

Guide Price- £425,000-£450,000 Aspire Estate Agents are delighted to introduce this beautifully maintained three-bedroom terraced home, perfectly located in a quiet and friendly part of Rainham. Owned and cherished by the current seller for the past 18 years, the property has been tastefully updated and decorated to a high standard, offering a warm and inviting family atmosphere throughout. Recent improvements include a modern fitted kitchen (installed last year), a stylish new bathroom, and a refurbished south-facing garden with a new fence — perfect for enjoying sunny days or entertaining guests. The downstairs benefits from a ceramic tiled floor running from the WC, through the hallway and into the lounge, offering a clean, cohesive look and low-maintenance living.

The home also features a new boiler (installed in 2019 and serviced annually), off-street parking for two cars, a nearby garage, and a burglar alarm system for added peace of mind. The location couldn't be more convenient — you're within walking distance of both infant and senior schools, and the seller's trusted GP is just across the road on Harlow Road. Excellent transport links are close by, including Elm Park (District Line), Dagenham East, and Rainham C2C, with regular bus routes, local shops, and supermarkets also easily accessible. The seller's grandchildren often describe the home as "cosy, bright and cheerful" — a real testament to the love and care that has gone into making this such a special place. After nearly two decades, it's now time for the next chapter, and this much-loved home is ready for its new owners.

Guide Price- £425,000-£450,000

www.aspireestateagents.co.uk

Ground Floor

Kitchen: 14'3" x 8'10"

Hall/Entrance Hall: 10'4" x 7'3"

Lounge: 15'0" x 15'0"

Porch

WC

First Floor

Bedroom 1: 13'5" x 9'2"

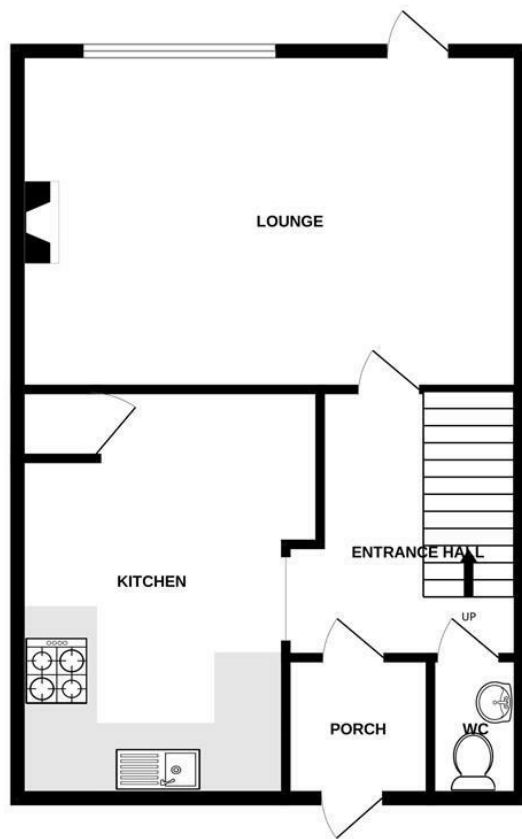
Bedroom 2: 9'2" x 11'1"

Bedroom 3: 9'5" x 5'5"

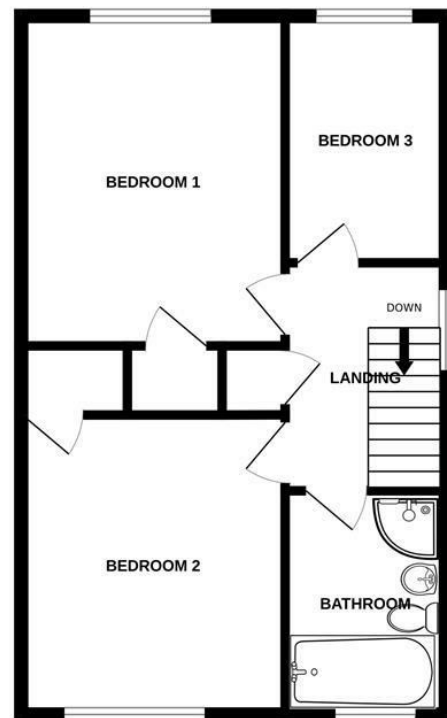
Bathroom

Landing

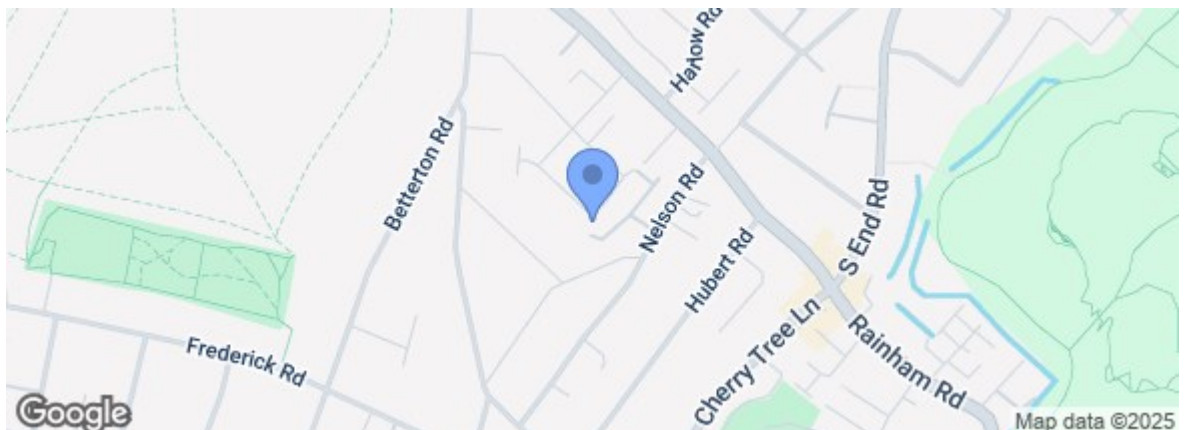
GROUND FLOOR



1ST FLOOR



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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.