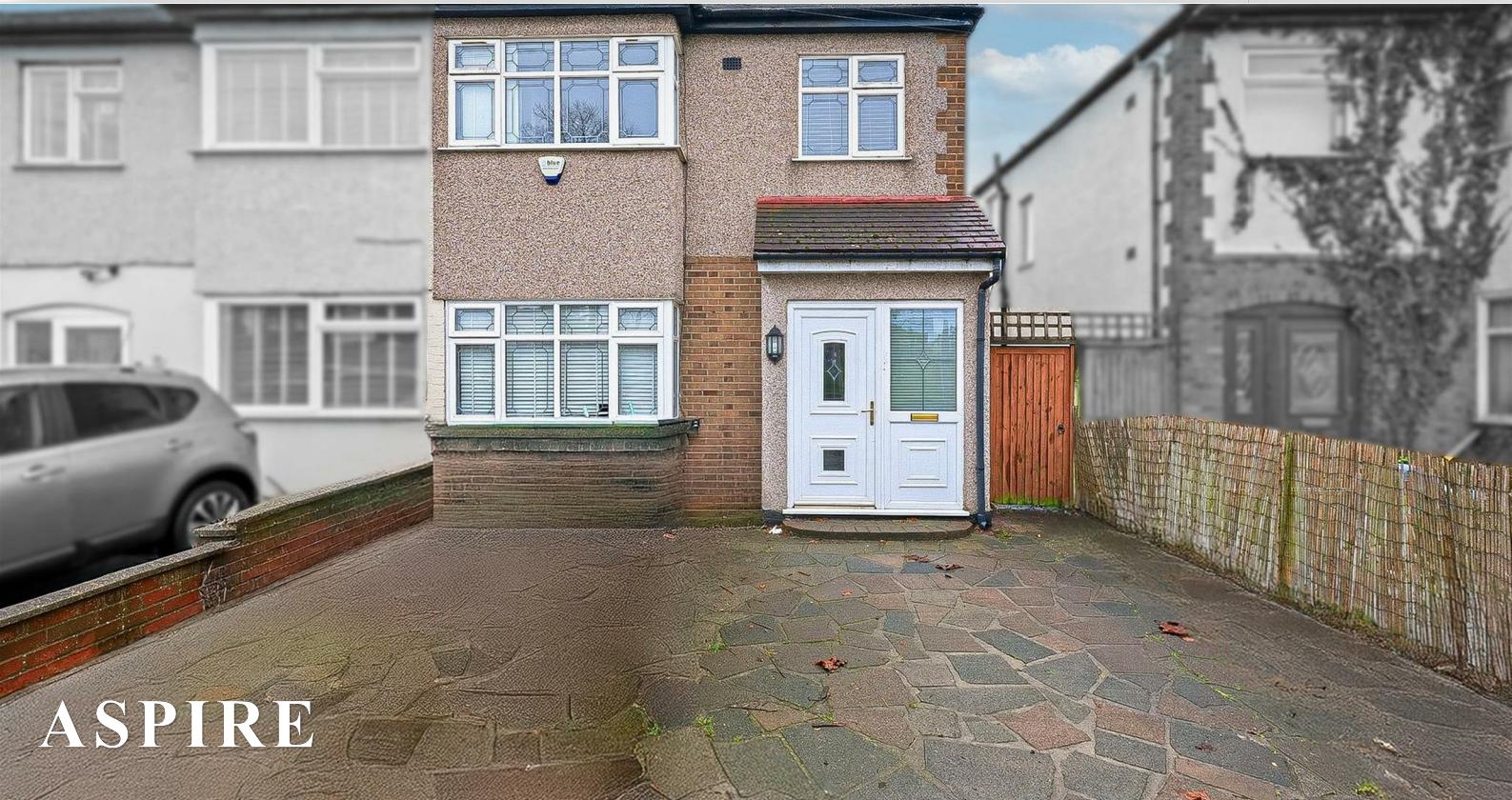
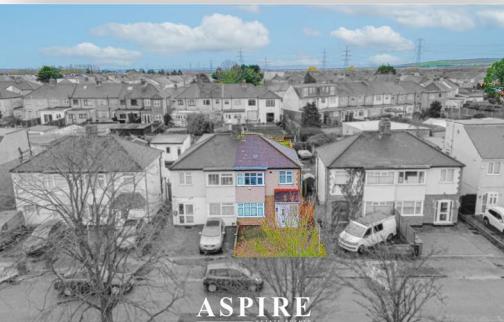


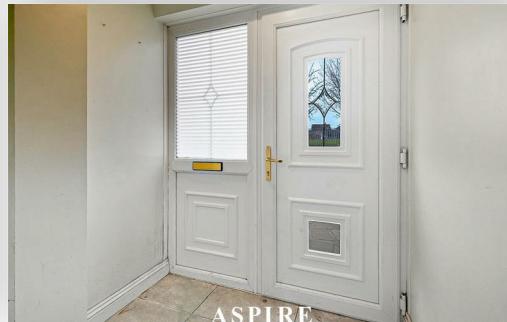
**To arrange a viewing contact us
today on 01268 777400**



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Brookway, Rainham Guide price £450,000

Aspire Estate Agents are delighted to present Brookway. Situated in a highly desirable location in Rainham, this three bedroom semi-detached property is ideally positioned just 0.4 miles from Rainham Station, offering excellent transport links for commuters. The home is conveniently located close to local schools and amenities and directly opposite Brookway Park, making it perfectly suited to growing families.

Perfectly suited to family living, the property offers generous living space throughout and is being sold chain free, providing a straightforward purchase opportunity.

The ground floor features a spacious through lounge, ideal for both relaxing and entertaining, which flows seamlessly into a bright and extended kitchen, creating a practical and sociable living space. A convenient ground floor shower room adds further functionality, while the good-sized rear garden offers an excellent outdoor area for children to play or for hosting summer gatherings.

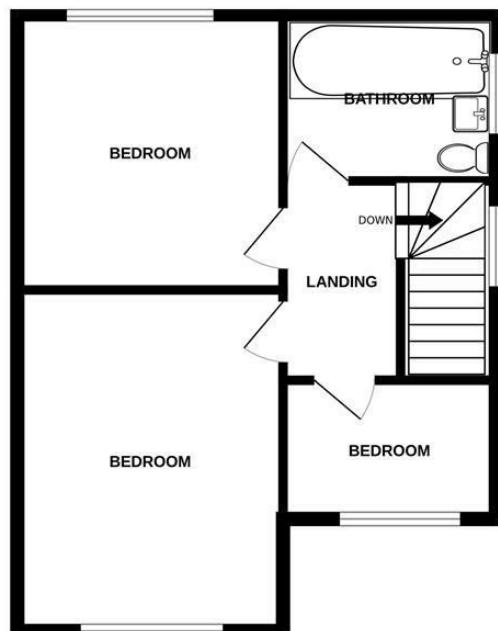
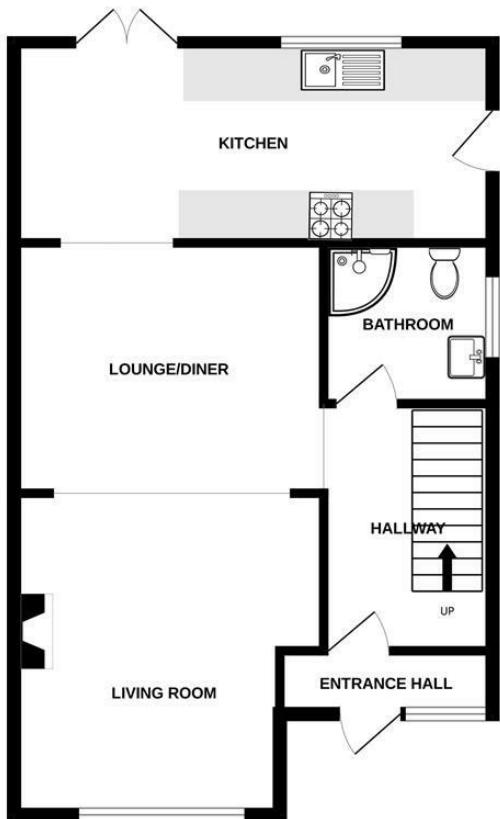
Upstairs, the first floor comprises three well-proportioned bedrooms alongside a modern family bathroom, offering comfortable accommodation for the whole family.

With its extended living space, family-friendly layout and prime location, this property presents a fantastic opportunity for buyers looking to settle in a popular residential area with easy access to transport links, local amenities and green open spaces.

Guide Price £450,000 - £475,000.

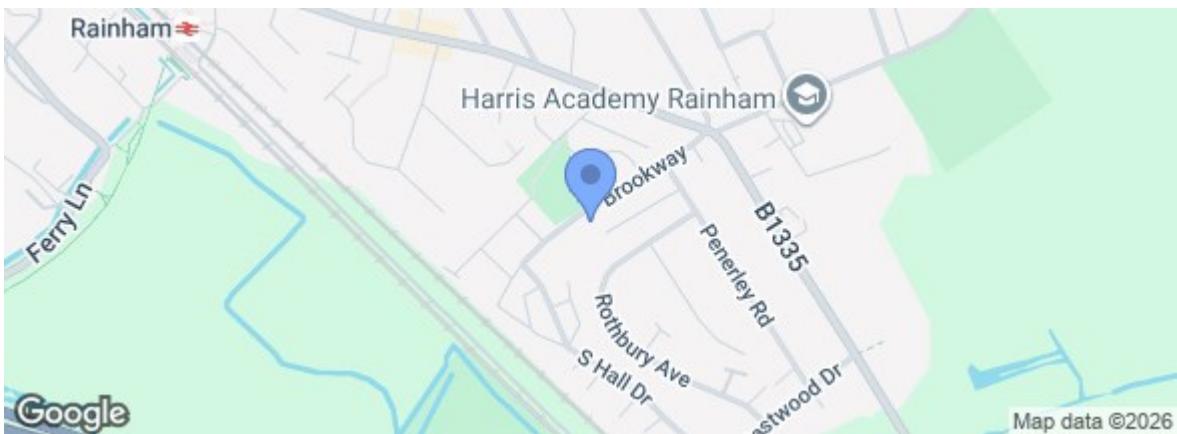
GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the details 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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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