

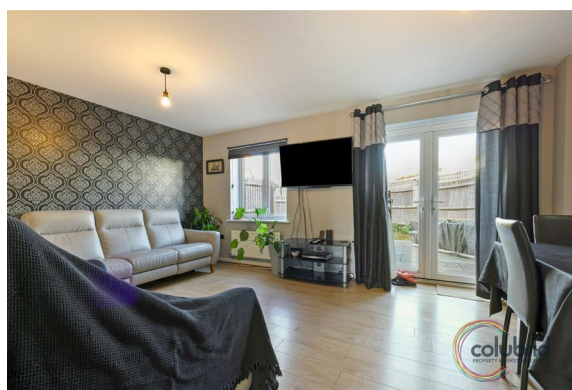


Brookway, Rainham

Guide Price £425,000



- A well presented and fantastic size three bedroom end terrace family home
- Constructed in 2014
- Excellent size living space throughout
- Lovely size lounge/diner
- Nice size kitchen
- Ground floor wc
- Family bathroom
- Three nice size bedrooms
- Occupying a large corner plot with a wonderful size garden
- Driveway parking



GUIDE PRICE - £425,000 - £475,000

Nestled in the desirable area of Brookway, Rainham, this well-presented end of terrace house offers an exceptional living experience. Constructed in 2014, the property boasts a generous layout that is perfect for families or those seeking ample space.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a thoughtfully designed kitchen, ideal for culinary enthusiasts. The spacious lounge/diner provides a comfortable area for relaxation and entertaining, making it the heart of the home. Additionally, the ground floor features a convenient WC, enhancing the practicality of the living space.

The first floor comprises three well-sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is tastefully appointed, catering to the needs of the household.

One of the standout features of this property is its large corner plot, which not only provides a wonderful size garden for outdoor enjoyment but also includes driveway parking, a rare find in many urban settings. This outdoor space is perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air.

In summary, this three-bedroom end of terrace house in Brookway, Rainham, combines modern living with generous space, making it an ideal choice for those looking to settle in a vibrant community. With its excellent amenities and charming surroundings, this property is sure to impress.

Entrance hall commences with stairs leading to first floor accommodation. Storage cupboard. Tiled flooring.

Kitchen 9'2 x 9'1 (2.80m x 2.76m) double glazed window to front. Range of wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Oven, four ringed gas hob, extractor hood, fridge/freezer, washing machine and dishwasher to remain. Tiled flooring.

Lounge/Diner 16'1 x 12'7 (4.91m x 3.84m) French double glazed doors to rear. Double glazed window. Storage cupboard. Wooden style flooring.

First floor landing is home to three bedrooms and family bathroom. Access to part boarded loft. Storage cupboard.

Bedroom one 13'10 x 9'1 (4.22m x 2.77m) double glazed window to front.

Bedroom two 11'10 x 9'1 (3.61m x 2.77m) double glazed window to rear.

Bedroom three 10'0 x 7'5 (3.04m x 2.26m) double glazed window to front.

Bathroom comprises, white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a good size rear garden. Commencing with patio seating area. Side access gate. Shed to remain. Outside water tap. Remaining garden is lawned.

Driveway parking for multiple vehicles.

Council Tax Band: C

Local Authority: Havering

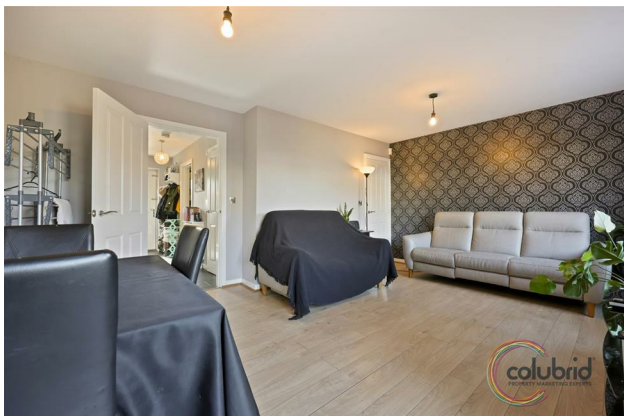
"Ideal Logic" Combination boiler serviced 2025

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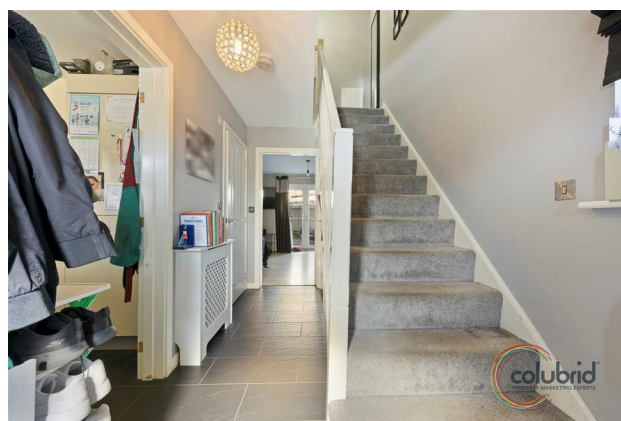
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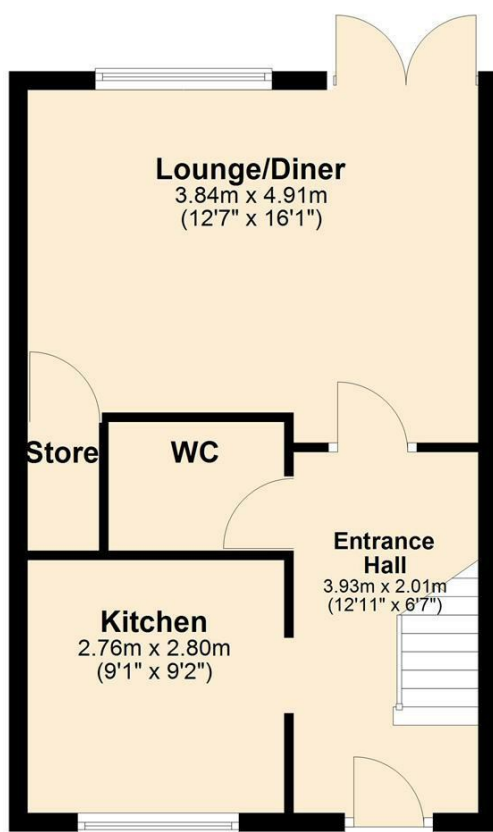
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Rainham is a suburb of East London, England, in the London Borough of Havering. Historically an ancient parish in the county of Essex, Rainham is 13.6 miles east of Charing Cross and is surrounded by a residential area, which has grown from the historic village, to the north and a commercial area, fronting the River Thames, to the south. As part of the suburban growth of London in the 20th century, Rainham significantly expanded and increased in population, becoming part of Hornchurch Urban District in 1934, and has formed part of Greater London since 1965. The economic history of Rainham is underpinned by a shift from agriculture to industry and manufacture and is now in a period of regeneration, coming within the London Riverside section of the Thames Gateway redevelopment area.



Ground Floor



First Floor

