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48 Burrstock Way

• Rainham

Price: £300,000



48, Burrstock Way, ME8 8TR
£300,000

- TWO BEDROOM SEMI DETACHED HOME
- DRIVEWAY FOR SEVERAL CARS
- LARGE REAR GARDEN
- TREMENDOUS POTENTIAL
- CLOSE TO RAINHAM TRAINSTATION
- SOUGHT AFTER LOCATION
- FREEHOLD
- CHAIN FREE
- CTAX BAND: C
- EPC RATING: D



Nestled in the desirable area of Burrstock Way is this charming semi-detached home offering a perfect blend of comfort and convenience. The property boasts a large driveway and can accommodate at least three cars, which is a significant advantage in this bustling area.

The heart of the home is the spacious reception room, which provides a warm and welcoming atmosphere for relaxation and entertaining.

One of the standout features of this property is the expansive rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers ample space for children to play or for hosting summer barbecues with friends and family.

Location is key, and this home does not disappoint. It is conveniently situated close to Rainham train station, providing easy access to London and beyond for commuters. Additionally, the property is in proximity to several schools, making it an excellent choice for families with children.

Built in 1990, this semi-detached house offers tremendous potential with a friendly neighbourhood feel. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location.

EPC Rating: D

Entrance Hall
4'0" x 9'9" (1.22m x 2.99m)

Kitchen
7'5" x 9'9" (widest points) (2.27m x 2.98m (widest points))

Lounge
11'9" x 14'2" (3.60m x 4.33m)

Landing
5'11" x 4'10" (1.81m x 1.49m)

Bedroom 1
11'8" x 8'9" (3.58m x 2.68m)



Bedroom 2
11'9" x 8'4" (3.60m x 2.56m)

Bathroom
5'6" x 6'4" (1.68m x 1.95)

Important Notice
Harrisons Reeve, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

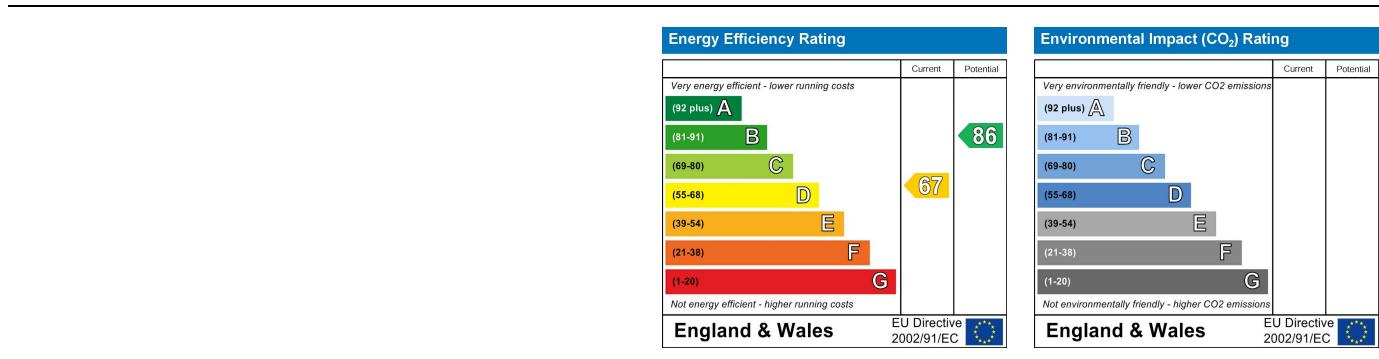
2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Reeve have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

AML Charges

Should a purchaser(s) have an offer accepted on a property marketed by Harrisons Reeve, the purchaser(s) will need to undertake an identification check. This is carried out in order to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. Whilst we do request and check ID documents, we also use a third-party service to verify your identity. The cost of these checks is £15 inc VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

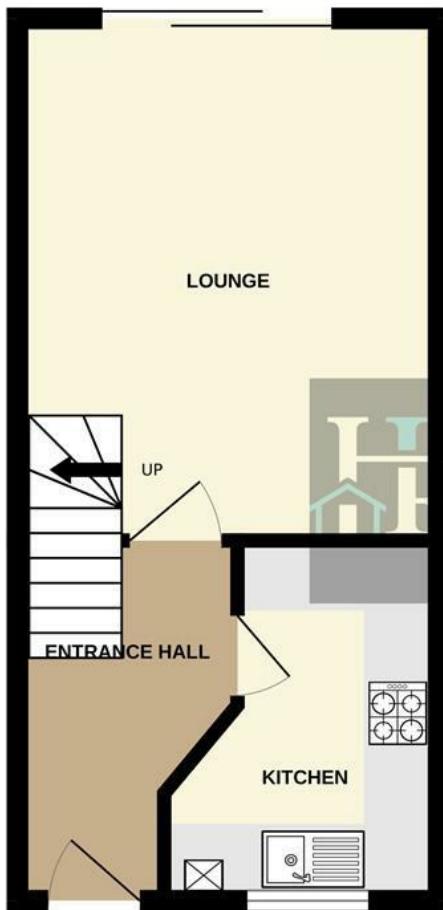
NB

HARRISONS REEVE recommend a panel of solicitors, including V E White And Co, Burtons Solicitors, Hawkridge and Company and Apex Law as well as the services of Henchchurch Lane Financial Services, for which we may receive a referral fee of £150 plus VAT per transaction.

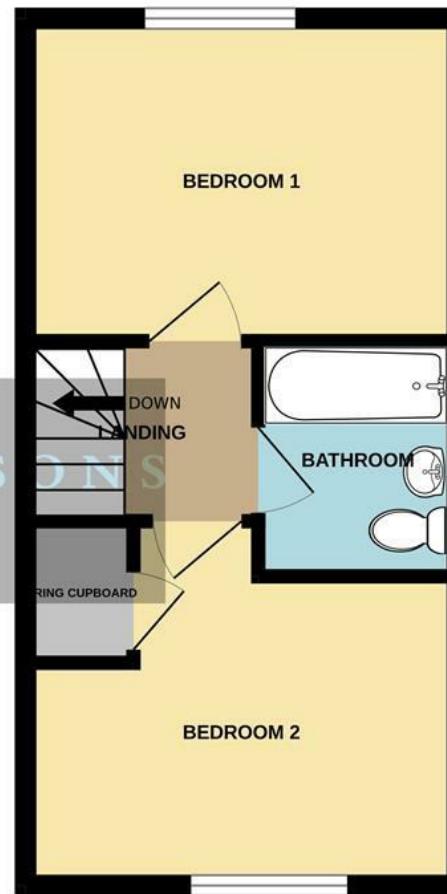


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GROUND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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