



**Danson Way**

Gillingham | ME8 7EW



**REAL ESTATE**

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# Danson Way

## Rainham, Gillingham, ME8 7EW

Presenting Danson Way, a truly stunning and spacious, extended family home nestled in a highly sought-after location in Rainham, Gillingham.

This impressive home boasts a large living area on the ground floor, along with a downstairs WC, storeroom, and modern fitted kitchen/diner with integrated appliances. Ascending to the first floor, you will find three double bedrooms, offering ample space for all the family, plus a convenient shower room and separate cloakroom/WC.

Externally, the property impresses with its garden space to the rear, featuring a charming log cabin, a children's play area, and an outdoor kitchen - ideal for alfresco dining and entertaining. Additionally, the front of the property offers off-street parking for added convenience.

Situated in Rainham, you will benefit from an array of local amenities close by, including popular local schools such as Rainham Mark Grammar School, Thames View Primary School, and Rainham School for Girls. As well as excellent transport links by train, car, and bus for easy access to surrounding local towns, as well as the A2/M2 for quick connections to London and the Kent coast.

Don't miss out on the opportunity to experience the charm and versatility of this exceptional family home, contact us today to arrange your viewing appointment.

Offers Over £410,000



Entrance Porch

Entrance Hall

Living Room

23'10 x 10'8 (7.26m x 3.25m)

Kitchen/Diner

22'4 x 12'1 (6.81m x 3.68m)

Bedroom

13'0 x 10'11 (3.96m x 3.33m)

Bedroom

12'2 x 9'0 (3.71m x 2.74m)

Bedroom

8'9 x 8'0 (2.67m x 2.44m)

Shower Room

8'9 x 4'6 (2.67m x 1.37m)

Cloakroom/WC

5'5 x 5'0 (1.65m x 1.52m)





Total area: approx. 153.5 sq. metres (1652.4 sq. feet)



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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	83
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

