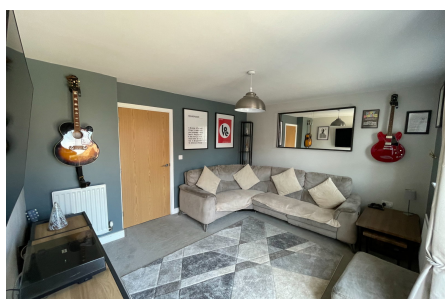


BOOT HILL DRIVE,

Fixed Price £330,000

2 1 1



Modern two-bedroom semi-detached home on the sought-after Boot Hill Drive development, built in 2021 and still under warranty. Features include a stylish kitchen, spacious lounge/diner with French doors to a private garden, two double bedrooms and a contemporary bathroom. The property also offers off-road parking and an enclosed rear garden. Ideally located close to Rainham town centre, Rainham station (0.7 miles), excellent schools and major road links, making it perfect for first-time buyers, commuters and young families.

Key Features

- Beautifully presented two-bedroom semi-detached home, constructed in 2021 with the benefit of the remaining new-build warranty.
- Stylish modern fitted kitchen with generous worktop space and contemporary cabinetry
- Modern family bathroom complemented by a convenient ground floor cloakroom.
- Close to highly regarded primary, grammar and secondary schools.
- A superb opportunity for first-time buyers, professionals, downsizers and investors seeking a modern home in a desirable location.
- Spacious lounge/dining room with French doors opening onto the private enclosed rear garden.
- Two generously sized double bedrooms offering comfortable and versatile accommodation
- Private enclosed rear garden and off-road parking
- Approximately 0.7 miles from Rainham railway station with high-speed services to London St Pancras in around 40 minutes & Excellent road links via the A2 and M2 providing access to the M25, Bluewater,



For Illustration Purposes Only

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.